



CITY COMMISSION - CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1
Mayor Pro-Tem/Commissioner – Pamala Harrison-Bivins – Seat 2
Robby Strickland – Seat 3
Don C. Clark – Seat 4
Julian Green – Seat 5
Bill Ed Cannon – City Manager

AGENDA REGULAR MEETING September 10, 2013 - 7:00 PM City Hall Commission Chamber

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 102, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105A - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City of Wildwood DOES NOT provide this verbatim record.
City Hall Commission Chamber - 100 N. Main Street, Wildwood, FL 34785

CALL TO ORDER

- INVOCATION
- FLAG SALUTE
- PLEASE TURN OFF ALL CELL PHONES AND PAGERS

CONSENT AGENDA/INFORMATIONAL ITEMS

(A consent agenda may be presented by the Mayor at the beginning of a meeting. Items may be removed from the consent agenda on the request of any one Commissioner. Items not removed may be adopted by general consent without debate. Removed items may be taken up either immediately after the consent agenda or placed later on the agenda at the discretion of the Commission.)

1. Minutes – None
2. Bills for Approval (Attachment – Staff Recommends Approval)
3. SP 1307-03 Oxford Mower Shop – Site Plan approval for a 2,400 sq. ft. building for a mower repair shop / office with related improvements. (Attachments – Staff Recommends Approval)
4. Approval of monthly rental, maintenance, and fuel/energy costs for twelve (12) cobra head lights along C-466A that will be mounted to Duke Energy electrical poles at a total estimated monthly cost of \$99.84. County to pay Contribution In Aid of Construction of \$2,850.70.
5. Safety Matters, Inc. – 16 Hour Work Zone Control, Intermediate Level – Certificates of Completion for Jason Wheeler, Alfonso Taylor, and Kelvin McCray.

PUBLIC HEARINGS – 7:00 PM

6. Setting Tentative Ad valorem Millage Rate for FY 2013-2014 – Advertised as **Public Hearing**. With Tentative adopting Resolution No. R2013-19. (Attachment) (Staff Recommends Approval)
7. Tentative Adoption of FY 2013-2014 Budget – Advertised as **Public Hearing**. With Tentative adopting Resolution No. R2013-20. (Attachment) (Staff Recommends Approval)

PRESENTATIONS AND/OR PROCLAMATIONS - none
PUBLIC FORUM

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ORDINANCES FIRST READING ONLY (NOTE VOTE)

8. Ordinance No. O2013-24; an ordinance granting a request for approval of the Oxford Oaks Planned Development (RPD) pursuant to section 8.6 of the Land Development Regulations for certain property within the City of Wildwood, owned by Mid Florida Properties, LLC based on a favorable recommendation by the Planning & Zoning Board/Special Magistrate with conditions, case RZ 1305-02 (Attachments - Staff Recommends Approval with conditions).
9. Ordinance No. O2013-40; an ordinance adopting floodplain management policies and procedures as required by the Federal Emergency Management Agency in conjunction with Florida Building Code. (Attachments – Staff Recommends Approval)
10. Ordinance No. O2013-41: an ordinance reclassifying parcel # D17=062 containing 4.75 +/- acres (Amsdell Storage Ventures, XV, LLC) from Sumter County “Commercial” to City “Commercial” requiring a Small Scale Future Land Use Map Amendment to the adopted Comprehensive Plan; based on favorable recommendation by the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency, case CP 1308-01 (Attachments – Staff Recommends Approval)
11. Ordinance No. O2013-42; an ordinance rezoning parcel # D17=062 containing 4.75 +/- acres (Amsdell Storage Ventures, XV, LLC) from Sumter County “CL: Light Commercial” to City “C-3: General Commercial – Highway” in conformance with the Future Land Use Map of the Comprehensive Plan; based on favorable recommendation by the Planning & Zoning Board/Special Magistrate, case RZ 1308-01 (Attachments – Staff Recommends Approval – subject to approval of Ordinance O2013-41)
12. Ordinance No. O2013-43; an ordinance reclassifying parcel # G05=010 containing 1.88 +/- acres (Susan Lee Hooper, Trustee) from Sumter County “Low Density Residential” to City “Commercial” requiring a Small Scale Future Land Use Map Amendment to the adopted Comprehensive Plan; based on favorable recommendation by the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency, case CP 1308-02 (Attachments – Staff Recommends Approval)
13. Ordinance No. O2013-44; an ordinance rezoning parcel # G05=010 containing 1.88 +/- acres (Susan Lee Hooper, Trustee) from Sumter County “R1: Low Density Residential” to City “C-1: General Commercial – Downtown” in conformance with the Future Land Use Map of the Comprehensive Plan; based on favorable recommendation by the Planning & Zoning Board/Special Magistrate, case RZ 1308-03 (Attachments – Staff Recommends Approval – subject to approval of Ordinance O2013-43)

RESOLUTIONS FOR APPROVAL

Addressed earlier with Public Hearings.

FINANCIAL & CONTRACTS & AGREEMENTS

14. Amendment Number 2 to IPO #20 (WUP Renewal) between the City of Wildwood and Kimley-Horn and Associates, Inc. – Request for Additional Information (RAI) from SWFWMD created additional work and an estimated increase of \$9,500 to IPO #20 – Funding available in current budget (Attachments) (Staff Recommends Approval)
15. CR 214 Re-Pump Station – Request to purchase VFD for High Service Pump No. 2 Replacement which failed on August 14. Three quotes received: Sanders Company, Inc. \$9,090.00; Lord & Company, Inc. \$10,171.00; Danfoss Drives; North America Motion Controls \$10,283.50. Staff recommends approval of purchase from Sanders Company, Inc. (Attachments) (Staff Recommends Approval)

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16. Request to purchase Ashley Property, contingent upon Positive Test Well results, for a new well west of I75. Executive Summary with appraisal and Contract of Sale and Purchase. (Attachments) (Staff Recommends Approval)

GENERAL ITEMS FOR CONSIDERATION and OTHER BUSINESS

17. Request from Goodwill Sun-Coast Industries, LLC for the Commission to consider modifying Section 12-96 of the Code of Ordinances to allow donation trailers on certain properties in the City (Board Option)

APPOINTMENTS – none

CITY MANAGER'S REPORT

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CITY ATTORNEY'S REPORT

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-
-

CITY CLERK'S REPORT

-

OTHER DEPARTMENT RESPORTS

18. P&R Coordinator Jenny Hudson to present design information and estimated costs Electronic Signage for Wildwood Community Center. Staff request Board input. (Attachments)

COMMISSION MEMBERS REPORTS

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-

ADJOURNMENT

IMPORTANT DATES (No Attachments)

- a. September 10, 2013 (TUESDAY) – City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- b. September 20, 2013 (FRIDAY) - Family Food Truck and Movie Night – On the grounds of the Historic Baker House, 6106 C-44A – 6 p.m. to 9 p.m.
- c. September 24, 2013 (TUESDAY) – City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- d. October 12, 2013 – (Saturday) – Oxford Fall Festival
- e. October 14, 2013 - (Monday) - City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- f. October 28, 2013 - (Monday) - City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- g. October 19, 2013 – (Saturday) – Bushnell Fall Festival

BILLS FOR APPROVAL
City of Wildwood, Florida
September 10, 2013

2.
Page 1 of 3

CITY COMMISSION-LEGISLATIVE DEPARTMENT

1	Moore Awards, Inc	Jerri A. Blair Acrylic Award	\$	82.38
2	Wildwood Ace Hardware	Glue and Nails	\$	9.28

CITY MANAGER-EXECUTIVE DEPARTMENT

3	Payroll	August 25, 2013 Pay Period - 1 Employees	\$	4,837.49
4	Dept of Management Services	Telephone Service	\$	3.52
5				

CITY CLERK-FINANCIAL & ADMINISTRATIVE DEPARTMENT

6	Payroll	August 25, 2013 Pay Period - 4 Employees	\$	11,176.34
7	Capital Office Products	Office Supplies	\$	34.57
8	Dept of Management Services	Telephone Service	\$	3.52
9	Maggio Enterprises, Inc	Paper Products	\$	37.57
10	Unifirst	Rugs	\$	24.62
11	Villages Technology Solutions Group	Technical Services - All General Fund Departments	\$	634.38
12	Wildwood Ace Hardware	Drill Bit, Alum Closers	\$	62.24

DEVELOPMENT SERVICES

13	Payroll	August 25, 2013 Pay Period - 4 Employees	\$	9,618.45
14	Dept of Management Services	Telephone Service	\$	3.52
15	Sumter County Clerks Office	Recording of Ord. 2013-31, 32, 33, 34, 35, 36, 38	\$	333.50

HUMAN RESOURCES

16	Payroll	August 25, 2013 Pay Period - 1 Employees	\$	2,072.35
17	Dept of Management Services	Telephone Service	\$	3.68

POLICE DEPARTMENT

18	Payroll	August 25, 2013 Pay Period - 31 Employees	\$	78,055.45
19	Architects Design Group, Inc	Assessment, Master Planning, Standard Services	\$	11,355.10
20	Dept of Management Services	Telephone Service	\$	50.22
21	Maggio Enterprises, Inc	Paper Products	\$	102.60
22	Villages Operating Company	Reimburse A/C Maintenance	\$	38.52
23	Wildwood Ace Hardware	Alum Closers, CO Detector, Key, Filters, Etc.	\$	290.86

STREET DEPARTMENT

24	Payroll	August 25, 2013 Pay Period - 10 Employees	\$	18,858.39
25	Bright House	Internet Service	\$	41.73
26	C.R. 466A Landfill Facility, LLC	Tipping Fee	\$	818.76
27	Culligan	Cooler Rental and Bottled Water	\$	77.41
28	Dept of Management Services	Telephone Service	\$	0.88
29	Harris Tree Service, Inc	Trimming and Removal	\$	2,400.00
30	Petty Cash	Replenishment	\$	27.67
31	Salescorp of Florida	Dust Mask, Wasp and Hornet Spray	\$	60.45
32	Sumter County Tax Collector	Tag Trailer	\$	51.85
33	Traffic Engineering and Management	Program School Clocks	\$	306.24
34	Unifirst	Uniforms	\$	289.44
35	United Refrigeration, Inc	Repair Ice Machine	\$	416.30
36	Waste Management	Tipping Fee	\$	97.61
37	Wildwood Ace Hardware	Fasteners, Conduit, Fence Ties, Steel Wheel Cut, Etc	\$	348.30

FLEET SERVICES

38	Payroll	August 25, 2013 Pay Period - 2 Employees	\$	5,188.08
39	Air Gas	ORFC Flush	\$	20.58
40	Big Truck Parts, Inc	Filters	\$	151.74
41	Bright House	Internet Service	\$	41.72
42	Culligan	Cooler Rental and Bottled Water	\$	77.40
43	Dept of Management Services	Telephone Service	\$	0.88
44	Interstate Battery Systems	Batteries	\$	422.30
45	Unifirst	Uniforms	\$	92.24
46	Wildwood Ace Hardware	Weld Wire, Chop Saw Blade, Fluor Lite, Etc.	\$	67.97

COMMUNITY RE-DEVELOPMENT

47	Dept of Management Services	Telephone Service	\$	3.50
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PARKS AND RECREATION

48	Payroll	August 25, 2013 Pay Period - 5 Employees	\$	7,068.53
49	Best-Way Auto Glass	Left Door Glass	\$	187.67
50	C.E.S. City Electric	Bulbs	\$	70.40
51	Central Irrigation Pump & Supply	Hunter Nozzles and Controller	\$	133.60
52	Dept of Management Services	Telephone Service	\$	3.52
53	John Deere Landscapes	Athletic Paint, Tourn Bulk Paint	\$	272.12
54	Kids Events	Tree Slide, Bounce House, Chairs, Slip and Slide	\$	600.00
55	Maggio Enterprises, Inc	Paper Products	\$	556.91
56	Nature Calls Inc.	Port O Let Rental	\$	250.00
57	Price Family Entertainment	Food Truck and Movie Night 50%	\$	335.50
58	Salescorp of Florida	Gatorade	\$	256.00
59	Unifirst	Uniforms	\$	162.99
60	WescoTurf	Rebuild Roller Kit, Shaft Roller	\$	136.79
61	Wildwood Ace Hardware	Flex-Tech, Sharkbite Angle, Chlorine, Broom, Etc.	\$	654.97

COMMUNITY CENTER & OXFORD COMMUNITY CENTER

62	Besco Electric Supply Company	Bulbs	\$	76.52
63	Bright House	Internet Service	\$	117.45
64	Christy Cason	Refund Deposit - Wildwood Community Center	\$	100.00
65	Century Link	Telephone Service	\$	546.59
66	Mike Collier	Refund Deposit - Wildwood Community Center	\$	159.40
67	Maggio Enterprises, Inc	Paper Products	\$	405.91
68	Martin's Lock Shop, Inc	Keys and Cylinders	\$	860.00
69	Dorothy Meyers	Refund Deposit - Oxford Community Center	\$	50.00
70	Ella Thomas	Refund Deposit - Wildwood Community Center	\$	350.00
71	Unifirst	Rugs	\$	65.67
72	Wildwood Ace Hardware	4500W WatrHT Element	\$	29.98

PHYSICAL ENVIRONMENT ADMINISTRATIVE DEPARTMENT

73	Payroll	August 25, 2013 Pay Period - 3 Employees	\$	5,405.01
74	Century Link	Telephone Service	\$	41.56
75	Paula Corbin	Personal Vehicle Use - Leesburg Post Office	\$	14.13
76	Dept of Management Services	Telephone Service	\$	3.52
77	IMS	Validators	\$	2,975.00
78	Maggio Enterprises, Inc	Paper Products	\$	37.57
79	Postmaster	Utility Billing	\$	891.05
80	Troy Fain	Notary Stamp Renewal	\$	107.02
81	Unifirst	Rugs	\$	24.61
82	Villages Technology Solutions Group	Technical Services - All Enterprise Fund Departments	\$	634.37
83	Waste Management	Refuse Services Billed Less 10% August 2013	\$	62,586.49
84	Wildwood Ace Hardware	Drill Bit, Alum Closers, Garage Door Lube	\$	68.72

UTILITY DEPARTMENT

85	Payroll	August 25, 2013 Pay Period - 23 Employees	\$ 45,717.09
86	Acton	Modular Building Rent through 09/25/2013	\$ 600.27
87	A.W.K Industries, Inc	Service Call and Repair Flow Meters	\$ 2,585.00
88	Brenntag	Liquid Chlorine	\$ 992.06
89	Bright House	Internet Service	\$ 110.70
90	Century Link	Telephone Service	\$ 70.95
91	Cottom's A-1 Sod, Inc.	Bahia and Floratam Sod	\$ 77.00
92	Data Flow Systems, Inc	Radio, UHF, Repair Assy, TCU	\$ 5,768.25
93	Dept of Management Services	Telephone Service	\$ 4.94
94	Engineer Service Corporation	Service Call Troubleshoot R12 LS	\$ 750.00
95	Certified Laboratories	Premalube CS/48	\$ 325.43
96	Maggio Enterprises, Inc	Paper Products	\$ 261.18
97	Odyssey Manufacturing	Hypochlorite Solution	\$ 2,554.74
98	Southern Analytical Laboratories, Inc	Environmental Testing	\$ 625.00
99	Stanley Utility Contractor, Inc	4" PVC Bores	\$ 1,144.00
100	Test America	Environmental Testing	\$ 84.00
101	The Dumont Company, Inc	Clear Flow PT	\$ 1,332.50
102	Unifirst	Uniforms	\$ 1,340.52
103	UPS	Postage	\$ 21.97
104	USA BlueBook	Water Valve Decals, Fiber Curve Marking Post	\$ 1,050.83
105	Wildwood Ace Hardware	Filters, Hinge Strap, Import Wheel, Fittings, Etc.	\$ 542.03

MISCELLANEOUS

GREENWOOD CEMETERY

ATTORNEYS/CONSULTANTS/SURVEYORS

106	Kimley-Horn & Associates	Engineers	\$ 27,390.10
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FUEL INVENTORY

107	Stone Petroleum Products, Inc	Unleaded Gasoline	\$ 8,586.90
108	Stone Petroleum Products, Inc	Ultra LSD Fuel	\$ 1,792.43
109	Stone Petroleum Products, Inc	Ultra Low Sulfur Diesel	\$ 1,985.91
110	Stone Petroleum Products, Inc	High Sulfur Diesel	\$ 2,438.85

TOTAL			\$ 343,083.82
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CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 1307-03 Oxford Mower Shop Site Plan

REQUESTED ACTION: Site Plan approval (SP 1307-03) to construct a 2,400 sq. ft. building for a mower repair shop / office with related improvements.

Work Session (Report Only)
 Regular Meeting

DATE OF MEETING: 9/10/2013
 Special Meeting

CONTRACT: N/A
Effective Date: _____
Managing Division / Dept: _____

Vendor/Entity: _____
Termination Date: _____

BUDGET IMPACT: _____

Annual
 Capital
 N/A

FUNDING SOURCE: _____
EXPENDITURE ACCOUNT: _____

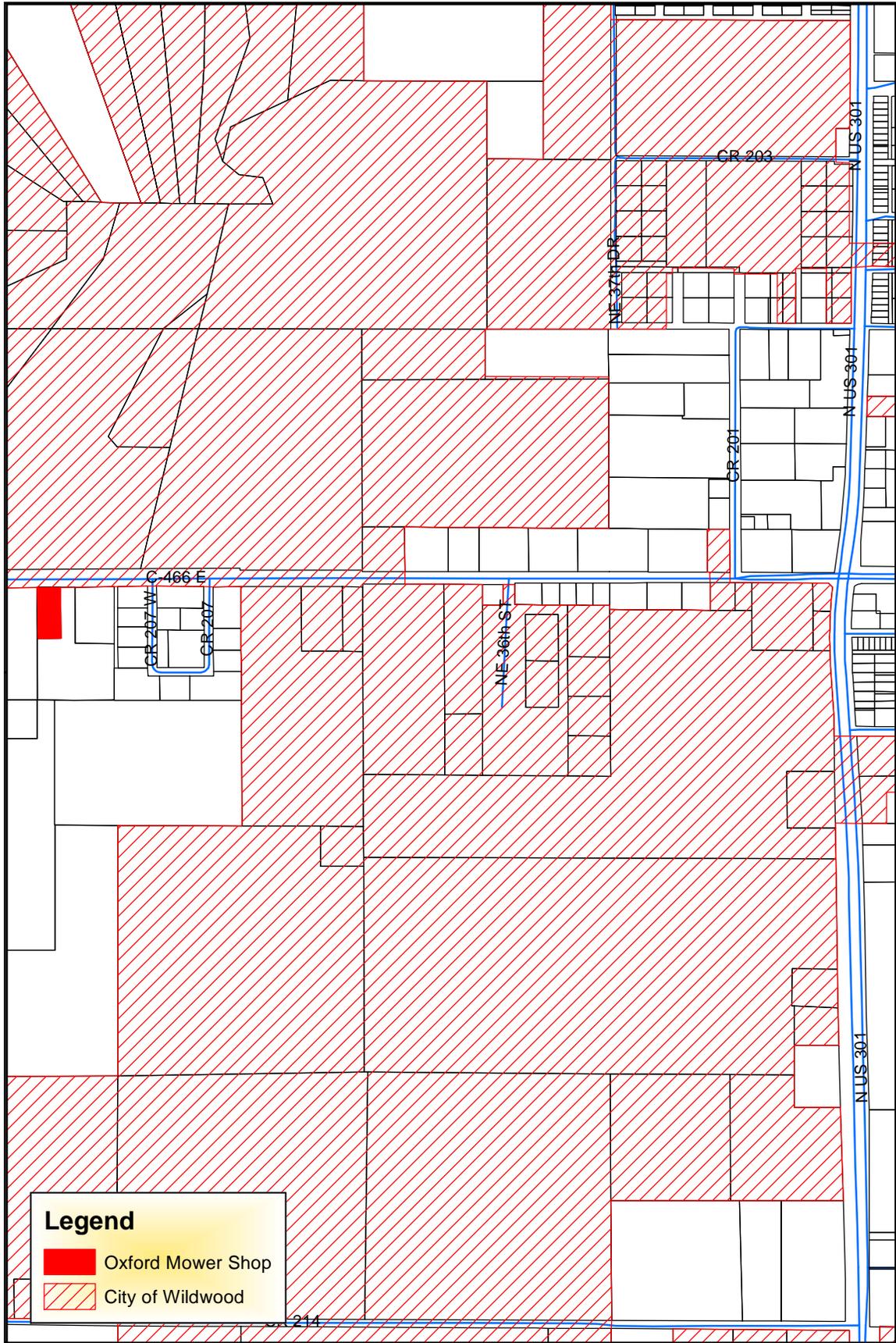
HISTORY/FACTS/ISSUES:

The applicant seeks Site Plan approval from the City Commission to construct a 2,400 sq. ft. building for a mower repair shop / office with related improvements (Parcel D18=163). **Staff recommends approval of the Site Plan.**

Case SP 1307-03 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, September 3rd, 2013. The Planning and Zoning Board/Special Magistrate gave a favorable recommendation of the Site Plan to the City Commission.



Melanie D. Peavy, Director
Development Services Director



F:\TerrGIS\Mapst\Location\Location - Oxford Mower Shop.mxd - 8/29/2013 8:19:42 AM - tonseal



City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
www.wildwood-fl.gov



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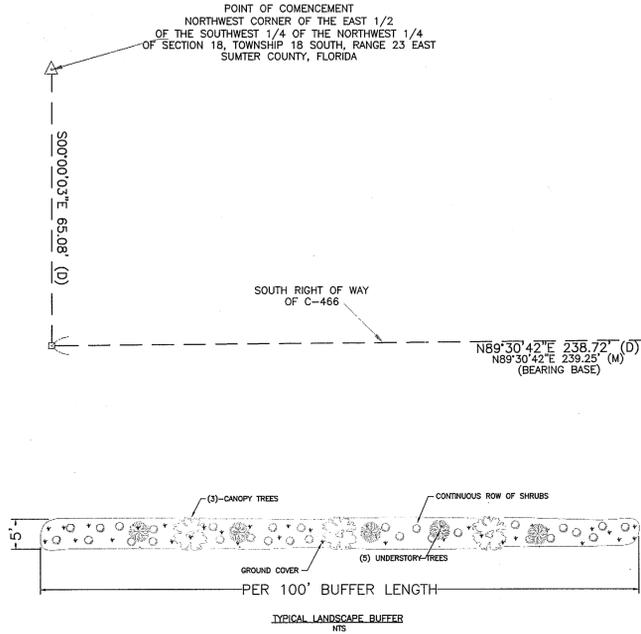
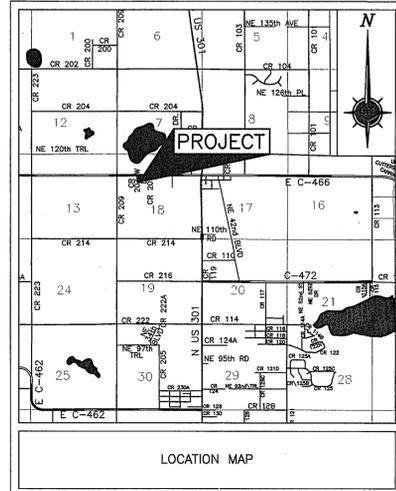
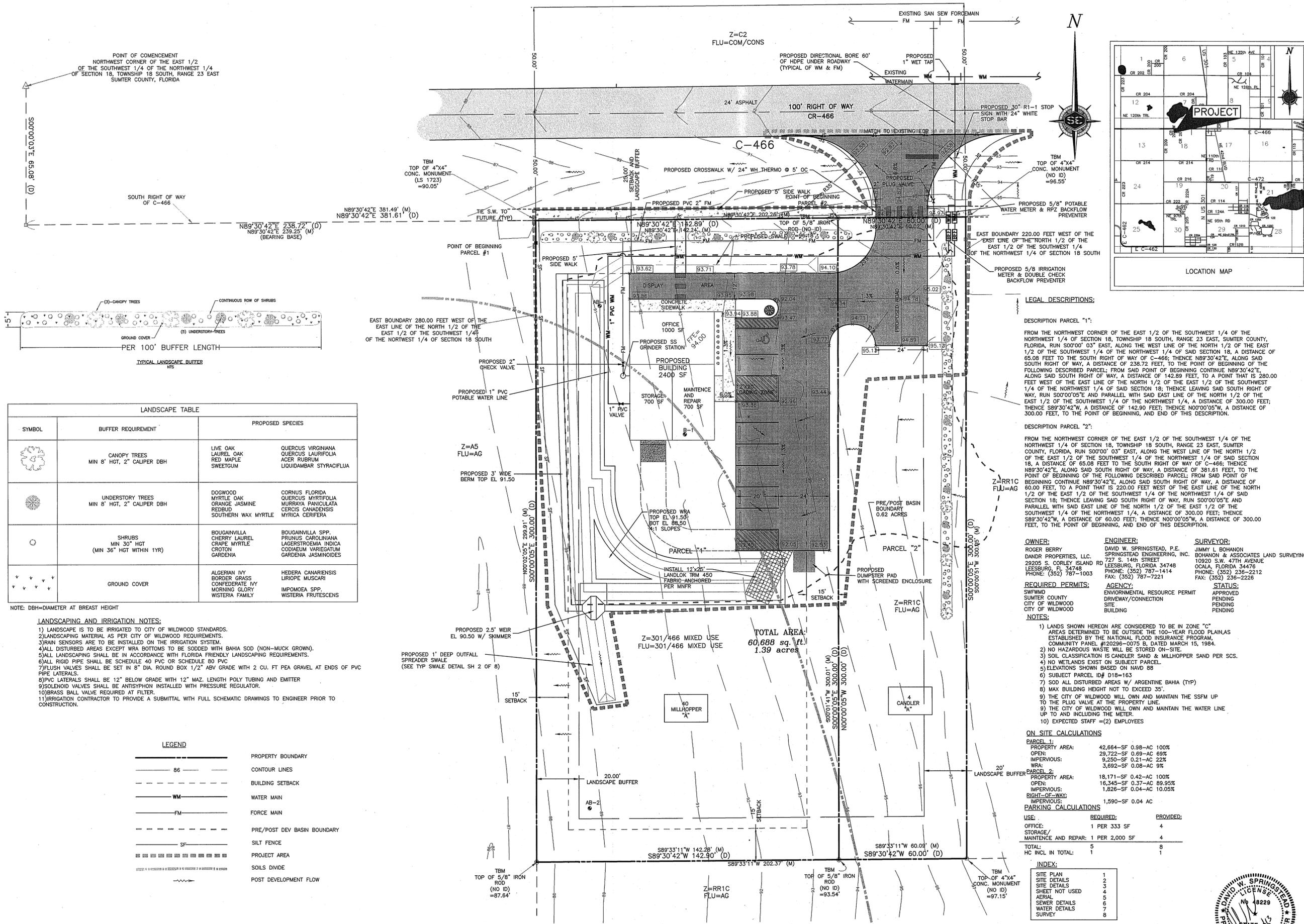
OXFORD MOWER SHOP

WILDWOOD, FLORIDA

AUGUST 2013

LOCATION MAP

The engineer expressly reserves the exclusive common law copyright and property rights to these drawings which may not be reproduced, changed or copied in any form or manner, nor are they to be assigned to any party without the engineers written consent.



LANDSCAPE TABLE			
SYMBOL	BUFFER REQUIREMENT	PROPOSED SPECIES	
	MIN 8' HGT, 2" CALIPER DBH	LIVE OAK LAUREL OAK RED MAPLE SWEETGUM	QUERCUS VIRGINIANA QUERCUS LAURIFOLIA ACER RUBRUM LIQUIDAMBAR STYRACIFLUA
	MIN 8' HGT, 2" CALIPER DBH	DOGWOOD MYRTLE OAK ORANGE JASMINE REDBUD SOUTHERN WAX MYRTLE	CORNUS FLORIDA QUERCUS MYRTIFOLIA MURRAYA PANICULATA CERES CANADENSIS MYRICA CERIFERA
	MIN 30" HGT (MIN 35" HGT WITHIN 1YR)	BOUGAINVILLEA CHERRY LAUREL CRAPE MYRTLE CROTON GARDENIA	BOUGAINVILLEA SPP. PRUNUS CAROLINIANA LAGERSTROEMIA INDICA COCOEUM VARIEGATUM GARDENIA JASMINOIDES
	GROUND COVER	ALGERIAN IVY BORDER GRASS CONFEDERATE IVY MORNING GLORY WISTERIA FAMILY	HEDERA CANARIENSIS LIRIOPE MUSCARI IMPOMOEIA SPP. WISTERIA FRUTESCENS

- LANDSCAPING AND IRRIGATION NOTES:**
- LANDSCAPE IS TO BE IRRIGATED TO CITY OF WILDWOOD STANDARDS.
 - LANDSCAPING MATERIAL AS PER CITY OF WILDWOOD REQUIREMENTS.
 - RAIN SENSORS ARE TO BE INSTALLED ON THE IRRIGATION SYSTEM.
 - ALL DISTURBED AREAS EXCEPT WRA BOTTOMS TO BE SOODED WITH BAHIA SOD (NON-MUCK GROWN).
 - ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH FLORIDA FRIENDLY LANDSCAPING REQUIREMENTS.
 - ALL RIGID PIPE SHALL BE SCHEDULE 40 PVC OR SCHEDULE 80 PVC
 - FLUSH VALVES SHALL BE SET IN 8" DIA. ROUND BOX 1/2" ABV GRADE WITH 2 CU. FT PEA GRAVEL AT ENDS OF PVC PIPE LATERALS.
 - PVC LATERALS SHALL BE 12" BELOW GRADE WITH 12" MAZ. LENGTH POLY TUBING AND EMITTER
 - SOLENOID VALVES SHALL BE ANTSYPHON INSTALLED WITH PRESSURE REGULATOR.
 - BRASS BALL VALVE REQUIRED AT FILTER.
 - IRRIGATION CONTRACTOR TO PROVIDE A SUBMITTAL WITH FULL SCHEMATIC DRAWINGS TO ENGINEER PRIOR TO CONSTRUCTION.

LEGEND	
	PROPERTY BOUNDARY
	CONTOUR LINES
	BUILDING SETBACK
	WATER MAIN
	FORCE MAIN
	PRE-/POST DEV BASIN BOUNDARY
	SILT FENCE
	PROJECT AREA
	SOILS DIVIDE
	POST DEVELOPMENT FLOW

LEGAL DESCRIPTIONS:

DESCRIPTION PARCEL "1":
FROM THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN S00°00' 03" EAST, ALONG THE WEST LINE OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 65.08 FEET TO THE SOUTH RIGHT OF WAY OF C-466; THENCE N89°30'42"E ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 238.72 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; FROM SAID POINT OF BEGINNING CONTINUE N89°30'42"E, ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 142.89 FEET, TO A POINT THAT IS 280.00 FEET WEST OF THE EAST LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE LEAVING SAID SOUTH RIGHT OF WAY, RUN S00°00'05"E AND PARALLEL WITH SAID EAST LINE OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18 SOUTH, A DISTANCE OF 300.00 FEET; THENCE S89°30'42"W, A DISTANCE OF 142.90 FEET; THENCE N00°00'05"W, A DISTANCE OF 300.00 FEET, TO THE POINT OF BEGINNING, AND END OF THIS DESCRIPTION.

DESCRIPTION PARCEL "2":
FROM THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN S00°00' 03" EAST, ALONG THE WEST LINE OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 65.08 FEET TO THE SOUTH RIGHT OF WAY OF C-466; THENCE N89°30'42"E, ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 381.61 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; FROM SAID POINT OF BEGINNING CONTINUE N89°30'42"E, ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 60.00 FEET, TO A POINT THAT IS 220.00 FEET WEST OF THE EAST LINE OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE LEAVING SAID SOUTH RIGHT OF WAY, RUN S00°00'05"E AND PARALLEL WITH SAID EAST LINE OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, A DISTANCE OF 300.00 FEET; THENCE S89°30'42"W, A DISTANCE OF 60.00 FEET, THENCE N00°00'05"W, A DISTANCE OF 300.00 FEET, TO THE POINT OF BEGINNING, AND END OF THIS DESCRIPTION.

OWNER:
ROGER BERRY
DANDR PROPERTIES, LLC.
29205 S. CORLEY ISLAND RD
LEESBURG, FL 34748
PHONE: (352) 787-1003

ENGINEER:
DAVID W. SPRINGSTEAD, P.E.
SPRINGSTEAD ENGINEERING, INC.
727 S. 14TH STREET
LEESBURG, FLORIDA 34748
PHONE: (352) 787-1414
FAX: (352) 787-7221

SURVEYOR:
JIMMY L BOHANNON
BOHANNON & ASSOCIATES LAND SURVEYING
10920 S.W. 47TH AVENUE
OCALA, FLORIDA 34476
PHONE: (352) 236-2212
FAX: (352) 236-2226

REQUIRED PERMITS:
SWFWMD
SUMTER COUNTY
CITY OF WILDWOOD
CITY OF WILDWOOD

AGENCY:
ENVIRONMENTAL RESOURCE PERMIT
DRIVEWAY/CONNECTION
SITE
BUILDING

STATUS:
APPROVED
PENDING
PENDING
PENDING

- LANDS SHOWN HEREON ARE CONSIDERED TO BE IN ZONE "C" AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLANAS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL #20296-0075 B, DATED MARCH 15, 1984.
- NO HAZARDOUS WASTE WILL BE STORED ON-SITE.
- SOD CLASSIFICATION IS CANDLER SAND & MILLHOPPER SAND PER SCS.
- NO WETLANDS EXIST ON SUBJECT PARCEL.
- ELEVATIONS SHOWN BASED ON NAVD 88
- SUBJECT PARCEL ID# D18-163
- SOD ALL DISTURBED AREAS W/ ARGENTINE BAHIA (TYP)
- MAX BUILDING HEIGHT NOT TO EXCEED 35'.
- THE CITY OF WILDWOOD WILL OWN AND MAINTAIN THE SSFM UP TO THE FLUG VALVE AT THE PROPERTY LINE.
- THE CITY OF WILDWOOD WILL OWN AND MAINTAIN THE WATER LINE UP TO AND INCLUDING THE METER.
- EXPECTED STAFF =(2) EMPLOYEES

ON SITE CALCULATIONS

PROPERTY AREA:	42,664-SF 0.98-AC 100%
OPEN:	29,722-SF 0.69-AC 69%
IMPERVIOUS:	9,250-SF 0.21-AC 22%
WRA:	3,692-SF 0.08-AC 8%
PROPERTY AREA:	18,171-SF 0.42-AC 100%
OPEN:	16,345-SF 0.37-AC 89.95%
IMPERVIOUS:	1,826-SF 0.04-AC 10.05%
RIGHT-OF-WAY:	
IMPERVIOUS:	1,590-SF 0.04 AC

PARKING CALCULATIONS

USE:	REQUIRED:	PROVIDED:
OFFICE:	1 PER 333 SF	4
STORAGE/ MAINTENANCE AND REPAIR:	1 PER 2,000 SF	4
TOTAL:	5	8
HC INCL IN TOTAL:	1	1

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SEWER DETAILS	7
WATER DETAILS	7
SURVEY	8

BILL KEEN
OXFORD MOWER SHOP
SITE PLAN

CLIENT:	PROJECT:	DRAWING:
BILL KEEN	OXFORD MOWER SHOP	SITE PLAN
SCALE:	FILE:	DATE:
1"=20'	MOWER	5-30-13
DESIGN:	DRAWN:	CHECKED:
JPK	JPK	JPK
DRAWING:	PRELIMINARY	SITE PLAN
CLIENT:	BILL KEEN	DATE:
JOB NO.:	OXFORD MOWER SHOP	7/31/13
1310010.000	SHEET: 1	DATE:
	OF: 8	



CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Duke Energy Light Poles

REQUESTED ACTION: Commission approval for an estimated monthly rental cost of \$99.84 for street lighting along C-466A.

Work Session (Report Only)

Regular Meeting

DATE OF MEETING: 9/10/2013

Special Meeting

CONTRACT: N/A

Effective Date: _____

Managing Division / Dept: _____

Vendor/Entity: _____

Termination Date: _____

BUDGET IMPACT: _____

Annual

Capital

N/A

FUNDING SOURCE: _____

EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

Staff has been advised by Duke Energy that in order to install the requested twelve (12) cobra-head lights along C-466A, the lights must be mounted on Duke Energy electrical poles and Duke Energy must maintain the lights. Therefore, there is a monthly cost for pole rental and light maintenance in addition to the fuel/energy costs for a total estimated monthly cost of \$99.84 for all twelve (12) lights (see attached proposal WR 429724). The County has agreed to pay the Contribution In Aid of Construction (CIAC) costs of \$2,850.70.

The cobra-head lights provide a wider scope of light than the decorative lighting proposed along C-466A. The lights must be mounted to Duke Energy light poles, which is why there is a monthly rental and maintenance cost assessed by Duke Energy in addition to the fuel/energy cost.



Melanie D. Peavy, Director
Development Services Director

Bill E. Cannon

From: Richard.Busche@kimley-horn.com
Sent: Tuesday, September 03, 2013 7:59 AM
To: mpeavy@wildwood-fl.gov
Cc: bcannon@wildwood-fl.gov; gkornegay@wildwood-fl.gov;
scott.cottrell@sumtercountyfl.gov; chris.wert@sumtercountyfl.gov
Subject: FW: CR 466A Roadway Light CIAC & Proposal
Attachments: 429724 CIAC Invoice.pdf; 429724 SL PROPOSAL.pdf

Melanie:

Per our discussion on Friday the City will be required to lease the 12 cobra-head lights that are at the intersections on C466A. The lease is required because these lights are mounted on Duke-owned power poles that will also have other Duke equipment on them, making it unsafe for City PW personnel to maintain them.

The attached two documents need to be executed by the City and returned to me. Sumter County will cut a check for the "CIAC" amount. I will coordinate getting that from the County and sending this paperwork to Duke.

Please also note that the total monthly lease estimate for these 12 lights is **\$99.84**. I read the rental cost only to you on Friday (\$43.68).

Please let me know when these documents have been approved and executed.

Thanks,

Rick

Richard V. Busche, P.E., CFM



1823 Southeast Fort King Street, Suite 200
Ocala, Florida 34471
(352) 438-3000 (ofc)
(352) 427-4428 (mob)

(561) 863-8175 (fax)
richard.busche@kimley-horn.com
www.kimley-horn.com

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From: Mikedis, Yani [<mailto:Yani.Mikedis@duke-energy.com>]
Sent: Thursday, August 29, 2013 12:28 PM
To: Busche, Richard; chris.wert@sumtercountyfl.gov; scott.cottrell@sumtercountyfl.gov
Subject: CR 466A Roadway Light CIAC & Proposal

Rick,

Attached are the Streetlight CIAC Invoice and Proposal, please have the City of Wildwood sign both then mail payment with CIAC invoice and proposal to:

Duke Energy
Remittance Processing (BAY 70)
PO Box 14042
St. Petersburg, FL 33733

(also take note that a duplicate invoice will be mailed through our automated system to the City of Wildwood please have them disregard)...

Let me know if there are any questions or concerns...

Thank you



YANI

MIKEDIS

Distribution Design Specialist

4359 SE Maricamp Road
Ocala FL 34480
Office: 352-694-8811
Cell: 352-239-0970

Duke Energy
St. Petersburg, FL
8/29/2013

INVOICE Reprint

Please mail remittance and signed copy of Invoice to:

Duke Energy
Remittance Processing (BAY 70)
PO Box 14042
St. Petersburg, FL 33733

Service Address: 612 WILDWOOD WILDWOOD FL 34785	Customer Number: 6853767456 WMIS WR Number: 429724
--------------------------------------------------------------	---------------------------------------------------------------------------

Work Description: CR 466A CITY OF WILDWOOD LIGHTS PART 2 OF 3
Total CIAC Due: \$ 2,887.09
This invoice reflects Contribution in Aid of (CIAC) Construction for the above reference work.

<p>Agreement: The customer acknowledges receipt of invoice cover letter and further understands Customer is responsible for removing all obstructions from the route along which the Company's facilities are to be installed. Company shall not be responsible for any damage to shrubs, trees, grass, sod or any other foliage or property caused by the Company's equipment during installation of the Company's facilities. In addition, the Company shall not be responsible for the repair or replacement of underground facilities on the Customer's property damaged during the installation of the Company facilities, unless, prior to the Company's construction, the Customer clearly identified and marked the location of such facilities.</p> <p>The undersigned hereby authorizes Duke Energy to perform this work with necessary labor, facilities and equipment and acknowledges the invoice amount becomes invalid if the signed agreement is not received by Duke Energy on or before 30 days.</p>

Customer Signature	Date: _____

Name (please print or type)	



Lighting Proposal
WR 429724

PE Contact: YANI MIKEDIS
Phone: 352-239-0970

August 29, 2013

Project Details
Customer: CITY OF WILDWOOD
Site: CR 466A
Contact: RICHARD BUSCHE
Phone: 352-438-3000

Scope of Request

Quantity Required	Product Description Fixtures and Poles	Per Unit				Sub-Total
		Rental	Maint.	Fuel & Energy	Unit Total	
12	100W HPS ROADWAY L27, L33	\$3.64	\$1.72	\$2.96	\$8.32	\$99.84
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
Rental, Maintenance, F&E Totals:		\$43.68	\$20.64	\$35.52		
		Project Summary Totals		Estimated Monthly Rental		\$99.84
				† Deposit		\$0.00
				◇ CIAC		\$2,887.09

Estimates valid for 30 days and subject to change.

Estimated Monthly Rental excludes applicable taxes, franchise fees and any customer charges.

- † **Deposit** - DO NOT pay the deposit until you receive your bill. The deposit amount equals approximately two months of the monthly rental and will be billed to you separately on your Progress Energy bill.
- ◇ **CIAC** - Contribution of Aid in Construction is due BEFORE this Work Request can be released to construction.

In order for us to proceed with the above proposed lighting design it is necessary that all enclosed documents have an authorized signature and are returned in the enclosed envelope along with the CIAC payment made out to Progress Energy Florida, Inc.

The CIAC charge is subject to change after 30 days or in the event you request or cause any changes to this proposal
Progress Energy will call for locate of all public facilities. Any customer owned utilities would need to be located and marked at your expense.
If any or all of these lighting facilities will eventually be submitted to a governmental agency for inclusion into a MSTU or MSBU special assessment program, please verify that these facilities meet the requirements within that jurisdiction. Should the agency not accept these facilities into their program, the entity who signs the Lighting Service Contract will remain responsible for payment.

Thank you for your lighting request. We look forward to working with you on this project.

Authorized Signature _____ Date _____
(Please sign and date to approve this proposal and return in the enclosed envelope)

Certificate of Completion

5.
Page 1 of 3

This certifies that
On the 14th day of July, Two Thousand and Thirteen

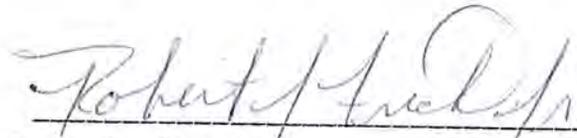
Jason Wheeler

Successfully Completed the Safety Matters, Inc.
16 Hour Work Zone Traffic Control
Intermediate Level



Safety Matters, Inc.

Where Safety Really Does Matter!



Instructor Signature

Certificate of Completion

This certifies that
On the 14th day of July, Two Thousand and Thirteen

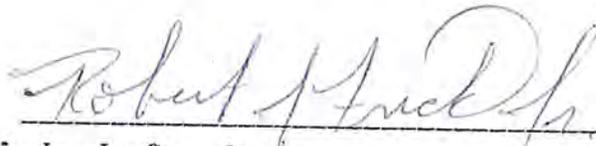
Alfonso Taylor

Successfully Completed the Safety Matters, Inc.
16 Hour Work Zone Traffic Control
Intermediate Level



Safety Matters, Inc.

Where Safety Really Does Matter!



Instructor Signature

Certificate of Completion

This certifies that
On the 14th day of July, Two Thousand and Thirteen

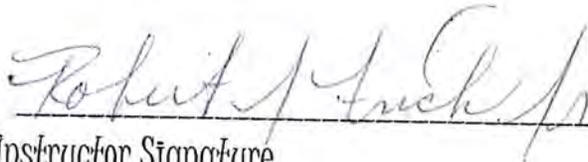
Kelvin Mc Cray

Successfully Completed the Safety Matters, Inc.
16 Hour Work Zone Traffic Control
Intermediate Level



Safety Matters, Inc.

Where Safety Really Does Matter!



Instructor Signature

RESOLUTION NO. R2013-19

A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA
ADOPTING THE TENTATIVE LEVYING OF AD VALOREM TAXES
FOR CITY OF WILDWOOD, FLORIDA; PROVIDING FOR AN
EFFECTIVE DATE

WHEREAS, City of Wildwood, Florida, of Sumter County, Florida on September 10, 2013, adopted fiscal year 2013 tentative millage rate following a public hearing as required by Florida Statue 200.065; and

WHEREAS, the City of Wildwood of Sumter County Florida, held a public hearing as required by Florida Statute 200.065; and

WHEREAS, the gross taxable value for operating purposes not exempt from taxation within the City of Wildwood, Sumter County, Florida has been certified by the County Property Appraiser to the City of Wildwood as \$390,047,240.

NOW THEREFORE BE IT RESOLVED by the City Commission of the City of Wildwood, Florida, Sumter County, that:

1. The Fiscal year 2014 tentative operating millage rate is 4.1044% mills which is greater than the rolled back rate 4.1044% by 0%.
2. The voted debt service millage is 0%.
3. This resolution shall take effect immediately up its adoption.

DONE AND RESOLVED, this 10th day of September 2013.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

RESOLUTION NO. R2012-20

A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA
ADOPTING THE TENTATIVE BUDGET FOR FISCAL YEAR
2014; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, The City Commission of the City of Wildwood, Sumter County, Florida on September 10, 2013, held a public hearing as required by Florida Statute 200.065; and

WHEREAS, the City Commission of the City of Wildwood, Sumter County, Florida, set forth the appropriations and revenue estimate for the Budget for Fiscal year 2014 in the amount of **\$18,889,340**.

NOW THEREFORE BE IT RESOLVED by the City Commission of the City of Wildwood, Florida, that :

1. The Fiscal Year – 2014 TENTATIVE Budget be adopted.
2. This resolution shall take effect immediately upon its adoption.

DONE AND RESOLVED, this 10th day of September, 2013.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

BUDGET SUMMARY
CITY OF WILDWOOD - FISCAL YEAR 2013-2014

GENERAL FUND 4.1044%		**General Fund**	**Special Revenue Fund** Greenwood Cemetery	** Enterprise Water/Sewer Refuse	Funds ** Industrial Park	**Trust & Agency Fund** Law Enforcement Trust fund	Total
ESTIMATED REVENUES							
TAXES: MILLAGE PER \$1000							
AD VALOREM TAXES 4.1044%	\$	1,536,788	\$ -	\$ -	\$ -	\$ -	\$ 1,536,788
AD VALOREM TAXES/ WILDWOOD TIF/ (CRA) 4.1044%	\$	64,122	\$ -	\$ -	\$ -	\$ -	\$ 64,122
UTILITY TAXES (ELECTRIC/GAS)	\$	330,000	\$ -	\$ -	\$ -	\$ -	\$ 330,000
UTILITY TAX-WATER SALES (CITY)	\$	40,000	\$ -	\$ -	\$ -	\$ -	\$ 40,000
UTILITY TAX-WATER SALES-(VILLAGES 5%)	\$	175,000	\$ -	\$ -	\$ -	\$ -	\$ 175,000
FRANCHISE TAX-DUKE ENERGY (ELECTRIC)	\$	338,000	\$ -	\$ -	\$ -	\$ -	\$ 338,000
FRANCHISE TAX-SECO (ELECTRIC)	\$	130,000	\$ -	\$ -	\$ -	\$ -	\$ 130,000
FRANCHISE TAX-WASTE MANAGEMENT (REFUSE)	\$	90,000	\$ -	\$ -	\$ -	\$ -	\$ 90,000
FRANCHISE TAX-TECO (NATURAL GAS)	\$	3,500	\$ -	\$ -	\$ -	\$ -	\$ 3,500
INTERGOVERNMENTAL REVENUES	\$	1,876,764	\$ -	\$ -	\$ -	\$ -	\$ 1,876,764
DEVELOPMENT SERVICES (PLANNING & ZONING)	\$	110,000	\$ -	\$ -	\$ -	\$ -	\$ 110,000
CHARGES FOR SERVICES	\$	-	\$ -	4,634,500	\$ -	\$ -	\$ 4,634,500
WATER AND WASTEWATER CONNECTION AND TIE FEES	\$	-	\$ -	505,000	\$ -	\$ -	\$ 505,000
SUMTER COUNTY (ADMIN FEES) BUILDING SERVICES	\$	60,000	\$ -	\$ -	\$ -	\$ -	\$ 60,000
SUMTER COUNTY DISPATCH COMPENSATION	\$	100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
SECOND DOLLAR FINES	\$	1,800	\$ -	\$ -	\$ -	\$ -	\$ 1,800
FINES & FORFEITURES	\$	35,000	\$ -	\$ -	\$ -	\$ -	\$ 35,000
INTEREST INCOME	\$	2,000	600	2,500	325	\$ -	\$ 5,425
BUILDING RENTS & LEASES	\$	31,450	\$ -	\$ -	\$ -	\$ -	\$ 31,450
LAND LEASE-TURTLE MOUNT	\$	-	\$ -	12,000	\$ -	\$ -	\$ 12,000
FDOT REIMBURSEMENT- MAINTENANCE	\$	15,372	\$ -	\$ -	\$ -	\$ -	\$ 15,372
FDOT LIGHTING AGREEMENT	\$	11,249	\$ -	\$ -	\$ -	\$ -	\$ 11,249
THE VILLAGES/2ND AMENDED UTILITY AGREEMENT-2007	\$	45,000	\$ -	\$ -	\$ -	\$ -	\$ 45,000
DIXIE YOUTH REGISTRATIONS	\$	1,425	\$ -	\$ -	\$ -	\$ -	\$ 1,425
LIFE FLIGHT LEASE PAYMENTS	\$	12,000	\$ -	\$ -	\$ -	\$ -	\$ 12,000
SUMMER CAMP FUNDING/REGISTRATION FEES	\$	10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
TAX INCREMENT DISTRICT FUNDING/SUMTER COUNTY/ (CRA)	\$	108,000	\$ -	\$ -	\$ -	\$ -	\$ 108,000
LAW ENFORCEMENT (POLICE) IMPACT FEES	\$	20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
PARKS & RECREATION IMPACT FEES	\$	10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
QUARTERLY FUEL TAX REFUNDS	\$	6,200	\$ -	\$ -	\$ -	\$ -	\$ 6,200
POLICE VEHICLE GRANT-USDA	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS	\$	20,000	4,700	\$ -	\$ -	\$ -	\$ 24,700
ANTICIPATED REVENUE BOND PROCEEDS	\$	-	\$ -	2,251,250	\$ -	\$ -	\$ 2,251,250
PARKS & RECREATION PROGRAM ACTIVITIES	\$	13,500	\$ -	\$ -	\$ -	\$ -	\$ 13,500
TOTAL SOURCES	\$	5,197,170	5,300	7,405,250	325	24,000	12,608,045
TRANSFERS IN:							
INDUSTRIAL PARK (TO GENERAL FUND)	\$	10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
WATER/SEWER REVENUE (TO GENERAL FUND)	\$	350,000	\$ -	\$ -	\$ -	\$ -	\$ 350,000
CRA (REDEVELOPMENT DISTRICT) ADMIN. COSTS	\$	19,297	\$ -	\$ -	\$ -	\$ -	\$ 19,297
CASH RESERVES							
FUND BALANCES/RESERVES/NET ASSETS-WATER/SEWER	\$	-	\$ -	2,450,000	\$ -	\$ -	\$ 2,450,000
FUND BALANCES/RESERVES/NET ASSETS-WATER CONNECTIONS	\$	-	\$ -	140,000	\$ -	\$ -	\$ 140,000
FUND BALANCES/RESERVES/NET ASSETS-WASTEWATER CONNECTION	\$	-	\$ -	420,000	\$ -	\$ -	\$ 420,000
FUND BALANCES/RESERVES/NET ASSETS-WATER TIE FEES	\$	-	\$ -	50,000	\$ -	\$ -	\$ 50,000
FUND BALANCES/RESERVES/NET ASSETS-WASTEWATER TIE FEES	\$	-	\$ -	70,000	\$ -	\$ -	\$ 70,000
FUND BALANCES/RESERVES/NET ASSETS-INDUSTRIAL PARK	\$	-	\$ -	\$ -	153,000	\$ -	\$ 153,000
FUND BALANCES/RESERVES/NET ASSETS-LAW ENFORCEMENT TRUST	\$	-	\$ -	\$ -	\$ -	24,000	\$ 24,000
FUND BALANCES/RESERVES/NET ASSETS-GENERAL FUND	\$	1,750,000	\$ -	\$ -	\$ -	\$ -	\$ 1,750,000
FUND BALANCES/RESERVES/NET ASSETS-POLICE IMPACT FEES	\$	230,000	\$ -	\$ -	\$ -	\$ -	\$ 230,000
FUND BALANCES/RESERVES/NET ASSETS-DEBT SERVICE RESERVES	\$	255,000	\$ -	\$ -	\$ -	\$ -	\$ 255,000
FUND BALANCES/RESERVES/NET ASSETS-TREE MITIGATION RESERVE	\$	5,998	\$ -	\$ -	\$ -	\$ -	\$ 5,998
FUND BALANCES/RESERVES/NET ASSETS-PARKS & REC IMPACT FEES	\$	117,000	\$ -	\$ -	\$ -	\$ -	\$ 117,000
FUND BALANCES/RESERVES/NET ASSETS-CRA	\$	200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
FUND BALANCE/RESERVES/NET ASSETS- GREENWOOD CEMETERY	\$	-	37,000	\$ -	\$ -	\$ -	\$ 37,000
TOTAL TRANSFERS-FUND BALANCES & RESERVES	\$	2,937,295	37,000	3,130,000	153,000	24,000	6,281,295
TOTAL REVENUES, TRANSFERS & BALANCES	\$	8,134,465	42,300	10,535,250	153,325	24,000	18,889,340
EXPENDITURES							
GENERAL GOVERNMENTAL SERVICES	\$	1,413,394	\$ -	\$ -	\$ -	\$ -	\$ 1,413,394
PUBLIC SAFETY	\$	2,701,997	\$ -	\$ -	\$ -	\$ -	\$ 2,701,997
PHYSICAL ENVIRONMENT	\$	-	\$ -	3,172,887	\$ -	\$ -	\$ 3,172,887
TRANSPORTATION	\$	1,092,123	\$ -	\$ -	\$ -	\$ -	\$ 1,092,123
ECONOMIC ENVIRONMENT	\$	-	\$ -	\$ -	1,125	\$ -	\$ 1,125
CULTURE & RECREATION	\$	485,624	2,100	\$ -	\$ -	\$ -	\$ 487,624
COMMUNITY REDEVELOPMENT DISTRICT (CRA)	\$	78,123	\$ -	\$ -	\$ -	\$ -	\$ 78,123
DEBT SERVICE	\$	121,631	\$ -	892,467	\$ -	\$ -	\$ 1,014,098
TRANSFERS OUT:							
CRA ADMIN FEES TO GENERAL FUND	\$	19,297	\$ -	\$ -	\$ -	\$ -	\$ 19,297
WATER-SEWER REVENUE TO GENERAL FUND	\$	-	\$ -	350,000	\$ -	\$ -	\$ 350,000
INDUSTRIAL PARK TO GENERAL FUND	\$	-	\$ -	\$ -	10,000	\$ -	\$ 10,000
SPECIAL PROJECTS:							
DEVELOPMENT SERVICES	\$	75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000
CITY CLERK-FINANCE ADMINISTRATION	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
LEGISLATIVE	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
PUBLIC WORKS	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
PARKS & RECREATION	\$	20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
CRA- CDBG	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
CRA DISTRICT	\$	88,009	\$ -	\$ -	\$ -	\$ -	\$ 88,009
LAW ENFORCEMENT (POLICE) IMPACT FEE	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
PARKS & RECREATION IMPACT FEE	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
PHYSICAL ENVIRONMENT	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
WASTEWATER CONNECTION FEE PROJECTS	\$	-	\$ -	551,250	\$ -	\$ -	\$ 551,250
WATER-CONNECTION FEE PROJECTS	\$	-	\$ -	210,000	\$ -	\$ -	\$ 210,000
CAPITAL PROJECTS-WATER RELATED	\$	-	\$ -	2,490,000	\$ -	\$ -	\$ 2,490,000
TOTAL EXPENDITURES	\$	6,095,098	2,100	7,666,604	11,125	-	13,774,927
FUND BALANCE/RESERVE/NET ASSETS-GENERAL FUND OPERATIONS	\$	1,336,307	\$ -	\$ -	\$ -	\$ -	\$ 1,336,307
FUND BALANCE/RESERVE/NET ASSETS-POLICE IMPACT FEES	\$	250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
FUND BALANCE/RESERVE/NET ASSETS-DEBT SERVICE RESERVES	\$	133,369	\$ -	\$ -	\$ -	\$ -	\$ 133,369
FUND BALANCE/RESERVE/NET ASSETS-TREE MITIGATION	\$	5,998	\$ -	\$ -	\$ -	\$ -	\$ 5,998
FUND BALANCE/RESERVE/NET ASSETS- PARKS & REC. IMPACT FEES	\$	127,000	\$ -	\$ -	\$ -	\$ -	\$ 127,000
FUND BALANCE/RESERVE/NET ASSETS-CRA TAX DISTRICT	\$	186,693	\$ -	\$ -	\$ -	\$ -	\$ 186,693
FUND BALANCE/RESERVE/NET ASSETS- WATER TIE FEES	\$	-	\$ -	135,000	\$ -	\$ -	\$ 135,000
FUND BALANCES/RESERVE/NET ASSETS-WATER CONNECTION FEES	\$	-	\$ -	30,000	\$ -	\$ -	\$ 30,000
FUND BALANCE/RESERVE/NET ASSETS-WASTEWATER TIE FEES	\$	-	\$ -	190,000	\$ -	\$ -	\$ 190,000
FUND BALANCE/RESERVE/NET ASSETS-WASTEWATER CONNECTION F	\$	-	\$ -	68,750	\$ -	\$ -	\$ 68,750
FUND BALANCE/RESERVE/NET ASSETS-GREENWOOD CEMETERY	\$	-	40,200	\$ -	\$ -	\$ -	\$ 40,200
FUND BALANCE/RESERVE/NET ASSETS-ENTERPRISE FUND OPERATIO	\$	-	\$ -	2,444,896	\$ -	\$ -	\$ 2,444,896
FUND BALANCE/RESERVES/NET ASSETS/INDUSTRIAL PARK	\$	-	\$ -	\$ -	142,200	\$ -	\$ 142,200
TOTAL FUND BALANCES/RESERVES NET ASSETS	\$	2,039,367	40,200	2,868,646	142,200	24,000	5,114,413
TOTAL APPROPRIATED EXPENDITURES,	\$	8,134,465	42,300	10,535,250	153,325	24,000	18,889,340
TRANSFERS, RESERVES & BALANCES	\$	8,134,465	42,300	10,535,250	153,325	24,000	18,889,340

The Tentative, adopted, and/or final budgets are on file in the office of the above referenced taxing authority as a public record

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Oxford Oaks Planned Development RZ 1305-02

REQUESTED ACTION: Adoption of Ordinance O2013-24 subject to the recommendations of the Planning and Zoning Board / Special Magistrate and Staff.

<input type="checkbox"/> Work Session (Report Only)	DATE OF MEETING:	<u>9/10/13 First Reading</u> <u>9/24/13 Adoption</u>
<input checked="" type="checkbox"/> Regular Meeting	<input type="checkbox"/> Special Meeting	

CONTRACT:	<input checked="" type="checkbox"/> N/A	Vendor/Entity: _____
	Effective Date: _____	Termination Date: _____
	Managing Division / Dept: _____	_____

BUDGET IMPACT: _____

<input type="checkbox"/> Annual	FUNDING SOURCE: _____
<input type="checkbox"/> Capital	EXPENDITURE ACCOUNT: _____
<input checked="" type="checkbox"/> N/A	_____

HISTORY/FACTS/ISSUES:

Staff and the applicant have worked together to craft standards appropriate for the proposed development. There are two outstanding issues that require resolution prior to project approval, and staff is seeking direction from the City Commission. Staff recommends approval of the Planned Development subject to:

1. The applicant agreeing to sidewalks on one side of all internal roads of the development, and
2. The deletion of those sections referring to technical standards which were deemed to be "not equivalent" to the requirements of the LDRs at the September 3, 2013 Planning and Zoning Board hearing.

On June 27, 2013, the Planning & Zoning Board/Special Magistrate made a recommendation to the City Commission on proposed Ordinance O2013-24. The recommendation was originally scheduled to be considered by the City Commission on July 8, 2013. **The Special Magistrate recommended approval, subject to the applicant agreeing to sidewalks on at least one side of all internal roads of the development, and removal of the language referring to the water tower in the Ordinance.**

The applicant requested that the review of the project and Commission consideration of Ordinance O2013-24 be postponed to allow the developer more time to review the technical requirements of the Land Development Regulations (LDRs) relating to water/wastewater, stormwater, and other specifications. After review of the technical standards by the applicant's engineer, staff received a request for waivers of several requirements in the LDRs. The request was reviewed and the applicant was notified that the City does not have a waiver process for technical specifications.

On August 14, 2013, staff received a revised Ordinance O2013-24 and Developer's Agreement that included changes which would allow for deviations from the technical requirements of the LDRs. Section 3(L)(6)(a-k) in the revised, proposed Ordinance O2013-24 reflects said changes. Changes are also reflected in the proposed Developer's Agreement.

In the revised Ordinance, although the applicant removed language referring to the water tower, sidewalks are not proposed on at least one side of all internal roads as stipulated by the Special Magistrate as a condition of his favorable recommendation on June 27, 2013.

On September 3, 2013, the case was brought back before the Planning and Zoning Board / Special Magistrate for his consideration of the changes to the technical requirements proposed by the applicant, as they were material changes expected to have an impact on the Special Magistrate's previous recommendation to the City Commission. The Special Magistrate recommended approval, subject to meeting the previous sidewalk requirement and deleting language referring to those technical requirements deemed to be less than "equivalent or better" (see Table "A").

The Special Magistrate went further to recommend that the City Attorney address the Commission and advise the Commission whether the Special Magistrate or the City Commission can waive technical requirements without a public hearing to amend the overall LDRs (as opposed to a public meeting on a specific development only). The Special Magistrate recommended that the City Commissioners make their final determination based on staff's input, the advice of the City Attorney as to waiver of technical requirements, as well as the information provided by the applicant to support their request.

The applicant has requested that their version of proposed changes be considered and incorporated into the Ordinance that is presented to the City Commission for approval.

It is staff's position that the Planned Development Ordinance is the wrong venue to secure changes to the City's technical standards. In order to maintain compatible, quality development throughout the City, it is necessary to set uniform minimum standards for development. Where standards can be relaxed while still meeting the objectives of the LDRs, they should be implemented on a City-wide basis – not project by project. However, in this instance, the requested changes deemed to be less than "equivalent or better" to the current LDRs also do not have support from Engineering or Utilities – either for this project or on a City-wide basis.

It is the City's policy not to make developer-specific changes to the LDRs. Although five of the proposed technical changes were found to be "equivalent or better," staff felt it would be impractical and imprudent to acquiesce to the balance of the applicant's requests.

Staff recommends approval to the City Commission of the Planned Development subject to the recommendations of the Special Magistrate requiring sidewalks on one side of all internal roads and the deletion of those sections of the proposed revision referring to technical standards which were deemed to be "not equivalent" to the requirements of the LDRs.

If approved by the City Commission, these comments will be integrated into Ordinance O2013-24.



Melanie D. Peavy
Development Services Director

TABLE A

FINDINGS OF THE SPECIAL MAGISTRATE RELATING TO TECHNICAL REQUIREMENTS FOR OXFORD OAKS, PROPOSED PLANNED DEVELOPMENT ORDINANCE O2013-24

- 6) Construction and Materials. The Project shall be constructed pursuant to the following specific construction and materials:

Items established to be “equivalent or better” than that required in the LDRs:

- b. The Developer will install an eight inch (8”) water distribution main along the internal spine road with all residential neighborhoods served with a six inch (6”) pvc looped water main serving all internal fire hydrants. A hydraulic water model shall be provided to demonstrate that the minimum fire hydrant flow of 1,000 gpm shall be provided to each fire hydrant with a minimum residual pressure of 20 psi in all parts of the system.
- e. The Developer shall install standard manhole covers on all manholes.
- h. The Developer shall not install HDPE wetwell liners. HDPE wetwell liners shall be replaced with a minimum of two (2) coats of coal tar epoxy (9 mils each).
- i. The Developer agrees to coat all interior walls with two (2) coats of coal tar epoxy. Special coatings or liners will not be used.
- j. The Developer shall install FDOT approved HDPE storm pipe throughout the Development.

Items established to be less than “equivalent or better” and not recommended for approval:

- a. The Developer will install PVC pipe meeting requirements ANSI/AWWA C-900, DR25, which meets all the requirements required by The Florida Department of Environmental Protection.

The working pressure of the DR25 pipe is classified as 165 psi, which exceeds the requirement as stated in the Land Development Regulations under Section 6.2(c)(8) that working pressures within the system shall not exceed the pressure class of the pipe with a 1.5 safety factor. The DR25 pipe has a working pressure of 165 psi which produces a safety factor of 2.75.

- c. All fire hydrants shall be provided within the Development meeting the spacing requirements as required, and approved by the Sumter County Fire Department.
- d. All water service piping under pavement shall not be sleeved with a casing.
- f. The Developer shall install concrete thrust blocks on all pressure pipe, including water distributions mains and sanitary sewer forcemains.
- g. The Developer shall not install corporation stops at all water service connections.
- k. All residential streets within the Project will be constructed with a six inch (6”) limerock base.

City of Wildwood
Planning & Zoning Board/Special Magistrate

The case below was heard on Thursday, June 27, 2012 by the Special Magistrate. The applicant seeks approval and a favorable recommendation of Ordinance O2013-24 establishing the "Residential Planned Development" (RPD) zoning overlay for the Oxford Oaks development. The project will contain a maximum of 542 residential dwelling units. The property is generally located to the northwest of US Hwy. 301 (SR 35) and C-214.

Case: RZ 1305-02

Parcels: D18=040, D18=041, D18=064, D18=068, D18=069

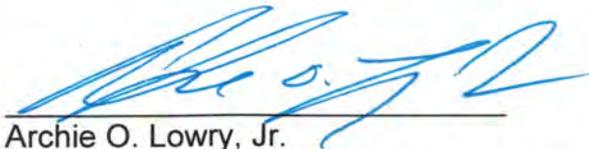
Owner: Mid-Florida Properties LLC by LBCV its manager

Applicant: Mid-Florida Properties LLC by LBCV its manager

Based upon the testimony and information presented, the Special Magistrate recommends approval of the rezoning and favorable recommendation of Ordinance O2013-24 to the City Commission, subject to addressing the following issues:

- The applicant must agree to sidewalks on at least one side of all internal roads of the development, and
- Removal of language referring to the water tower in the agreement Owner has agreed to do so) which the applicant has already agreed to do)

Dated: June 29, 2013



Archie O. Lowry, Jr.
Special Magistrate City of Wildwood

City of Wildwood
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, September 3rd, 2013 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate to deviate from certain technical requirements of the City's Land Development Regulations, requiring modification of the Planned Development Ordinance previously heard by the Planning and Zoning Board on Thursday, June 27th, 2013. The site is generally located to the northwest of US Hwy 301 (SR 35) and C-214. The Engineer of Record is Jeffrey A. Head, P.E. with Farner, Barley, and Associates of Wildwood, Florida.

Case: RZ 1305-02

Parcels: D18=040, D18=041, D18=064, D18=068, and D18=069.

Owner: Mid Florida Properties LLC by LBCV it's manager

Applicant: SAME

Under subsections 1.7(B)(2) and 3.3(B)(3) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed zoning amendments in accordance with the procedure outlined in subsection 1.14 (B)(3) and the criteria for the approval of zoning amendments as defined in subsection 3.3(B)(4) of the LDRs.

The Special Magistrate recommends that the City Attorney address the Commission and advise the Commission whether the Special Magistrate can waive technical requirements, as well as whether the City Commission can waive technical requirements, without a public hearing to amend the overall LDRs (as opposed to a public meeting on a specific development).

Based upon the testimony and information presented, the Special Magistrate recommends approval based upon the undisputed testimony that certain proposed materials or applications set forth in the Ordinance are of equivalent or better than that required in the LDRs; as to the following:

- 6) Construction and Materials. The Project shall be constructed pursuant to the following specific construction and materials:
 - b. The Developer will install an eight inch (8") water distribution main along the internal spine road with all residential neighborhoods served with a six inch (6") pvc looped water main serving all internal fire hydrants. A hydraulic water model shall be provided to demonstrate that the minimum fire hydrant flow of 1,000 gpm shall be provided to each fire hydrant with a minimum residual pressure of 20 psi in all parts of the system.

- e. The Developer shall install standard manhole covers on all manholes.
- h. The Developer shall not install HDPE wetwell liners. HDPE wetwell liners shall be replaced with a minimum of two (2) coats of coal tar epoxy (9 mils each).
- i. The Developer agrees to coat all interior walls with two (2) coats of coal tar epoxy. Special coatings or liners will not be used.
- j. The Developer shall install FDOT approved HDPE storm pipe throughout the Development.

The favorable recommendation of Ordinance O2013-24 to the City Commission is subject to the following:

- There is no favorable recommendation of those materials or applications in the Ordinance which by the undisputed testimony were established to be less than equivalent or better and there is no cited authority to approve such a request or waiver; as to the following:
 - 6) Construction and Materials. The Project shall be constructed pursuant to the following specific construction and materials:
 - a. The Developer will install PVC pipe meeting requirements ANSI/AWWA C-900, DR25, which meets all the requirements required by The Florida Department of Environmental Protection.

The working pressure of the DR25 pipe is classified as 165 psi, which exceeds the requirement as stated in the Land Development Regulations under Section 6.2©(8) that working pressures within the system shall not exceed the pressure class of the pipe with a 1.5 safety factor. The DR25 pipe has a working pressure of 165 psi which produces a safety factor of 2.75.
 - c. All fire hydrants shall be provided within the Development meeting the spacing requirements as required, and approved by the Sumter County Fire Department.
 - d. All water service piping under pavement shall not be sleeved with a casing.
 - f. The Developer shall install concrete thrust blocks on all pressure pipe, including water distributions mains and sanitary sewer forcemains.
 - g. The Developer shall not install corporation stops at all water service connections.

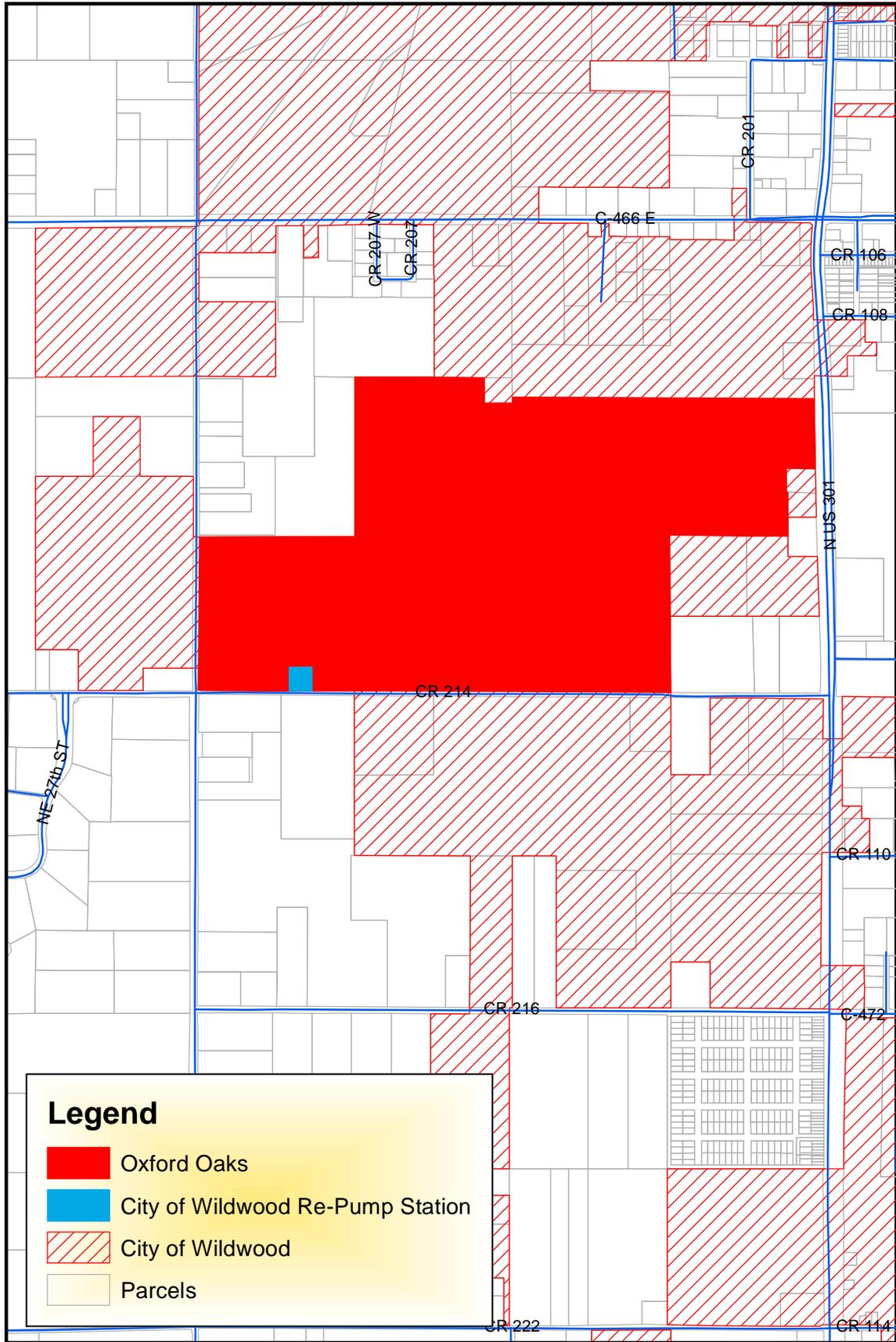
k. All residential streets within the Project will be constructed with a six inch (6") limerock base.

- It is recommended that the City Commissioners make their final determination based on staff's input, the advice of the City Attorney as to waiver of technical requirements, as well as the information provided by the applicant to support their request.

Dated: _____

/Proposed/

Archie O. Lowry, Jr.
Special Magistrate City of Wildwood



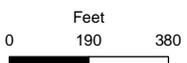
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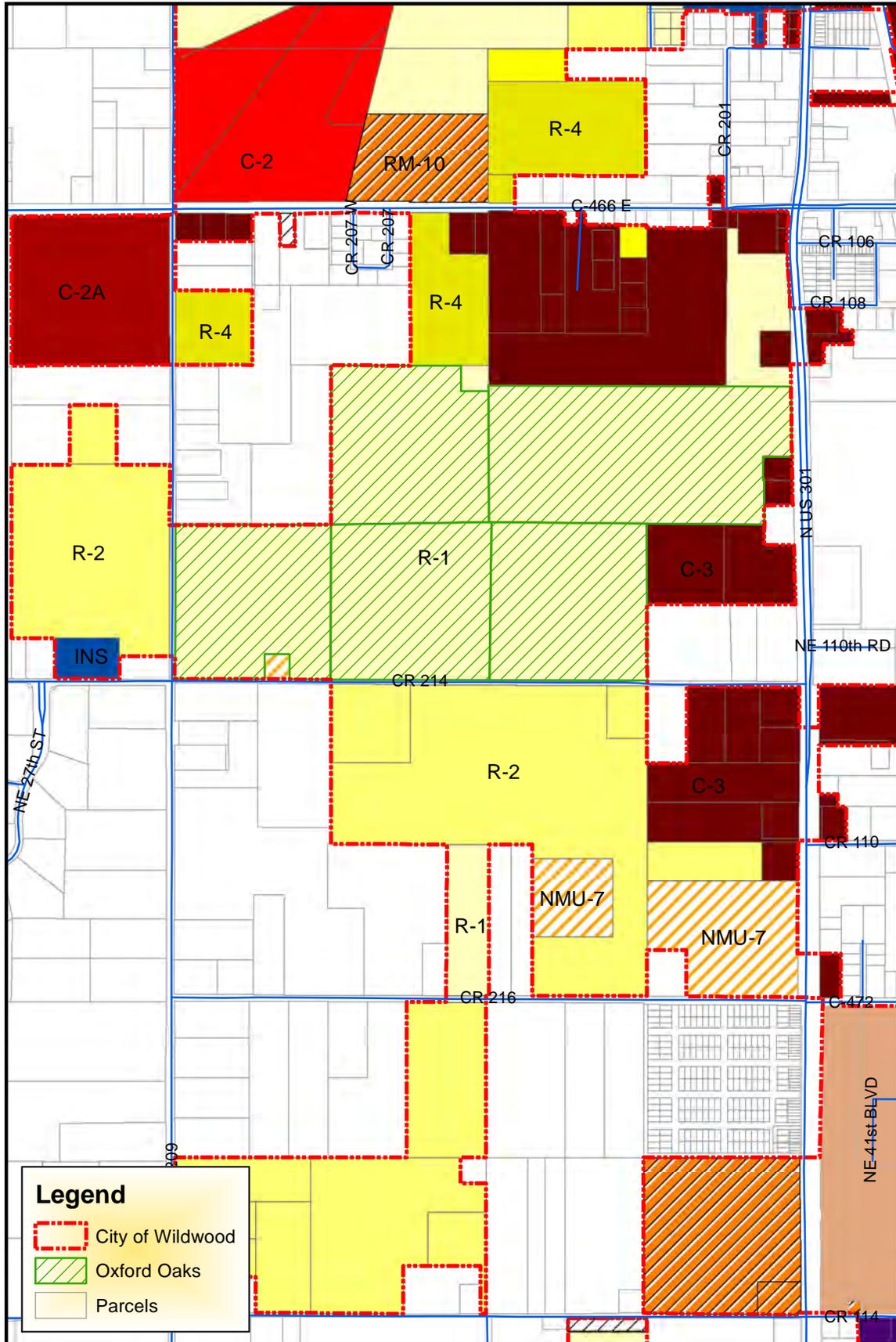
- Oxford Oaks
- City of Wildwood Re-Pump Station
- City of Wildwood
- Parcels



City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
www.wildwood-fl.gov



OXFORD OAKS	
WILDWOOD, FLORIDA	
JUNE 2013	LOCATION MAP



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City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
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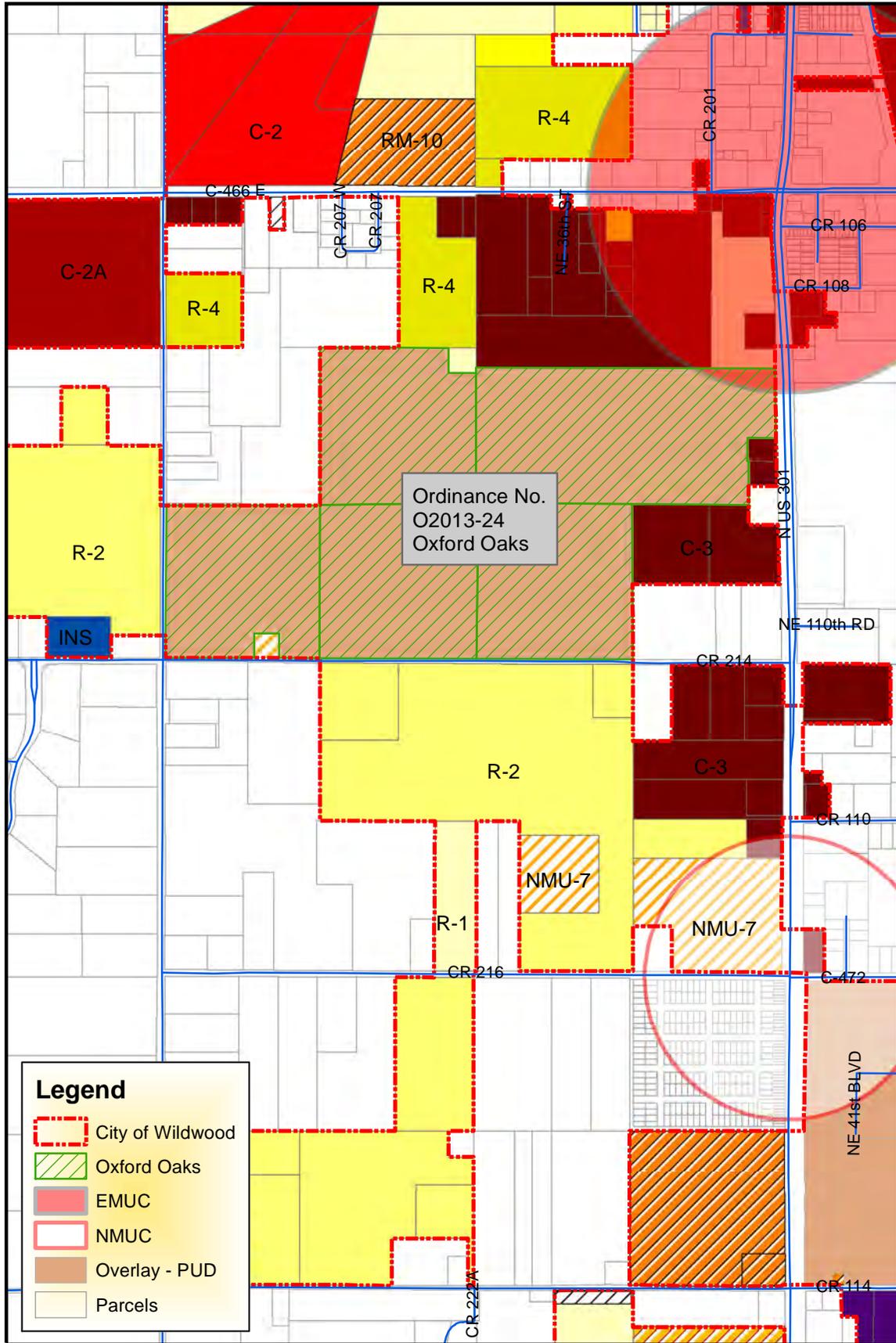
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OXFORD OAKS

WILDWOOD, FLORIDA

JUNE 2013

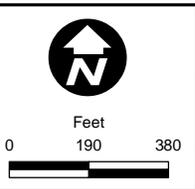
EXISTING ZONING



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City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
www.wildwood-fl.gov



OXFORD OAKS	
WILDWOOD, FLORIDA	
JUNE 2013	Proposed Zoning Overlay



VIA HAND DELIVERY
June 19, 2013

Mr. Paul Ketz
City of Wildwood
100 N. Main Street
Wildwood, Florida 34785

RE: **OXFORD OAKS - ENGINEERING JUSTIFICATION FOR NO SIDEWALKS ON LOCAL RESIDENTIAL STREET (FBA # 921141.2680)**

Dear Mr. Ketz:

Due to the unique and moderately steep slopes on the project, unusual for properties within the City of Wildwood, sidewalks on the local subdivisions streets would present an undesirable condition and safety issue for the residents living in the proposed community. If sidewalks were constructed 5' off the right-of-way it would create very short (23') driveways and slopes in excess of 10% on the driveways creating an unsafe conditions for residents. In addition to the safety concerns, sidewalks would also force the developer to construct 2 to 3 steps in the garages to the finished floor of the homes and would require longer garages to accommodate these steps resulting in less rear yard and this creates an undesirable and unmarketable condition for "family" type housing.

Attached are several sections illustrating the difference in construction with sidewalks and without sidewalks. Section B illustrates the very steep unsafe driveway conditions with a 5' sidewalk constructed in the right-of-way. It also shows the requirements for steps in the garages in order to properly drain the rear yards and limit the driveway slopes to a maximum 10% grade. Sidewalks would also force developer to build the majority of the homes with stemwall type construction and limit the amount homes that could be constructed with conventional wood frame construction, thus increasing the cost of home construction.

Section A illustrates the home construction without sidewalks and shows the driveways at a gentle slope and no steps required in the garage. Additionally, please note this also allows the developer to construct with monolithic type home construction and would not limit the amount of conventional wood frame constructed homes keeping it affordable for family housing.

Also, attached is Exhibit B that shows where the developer will construct sidewalks to connect the various neighborhoods to the 60' roadway and all the common areas within the development.

Should you have any questions with regards to this matter, please feel free to contact our office.

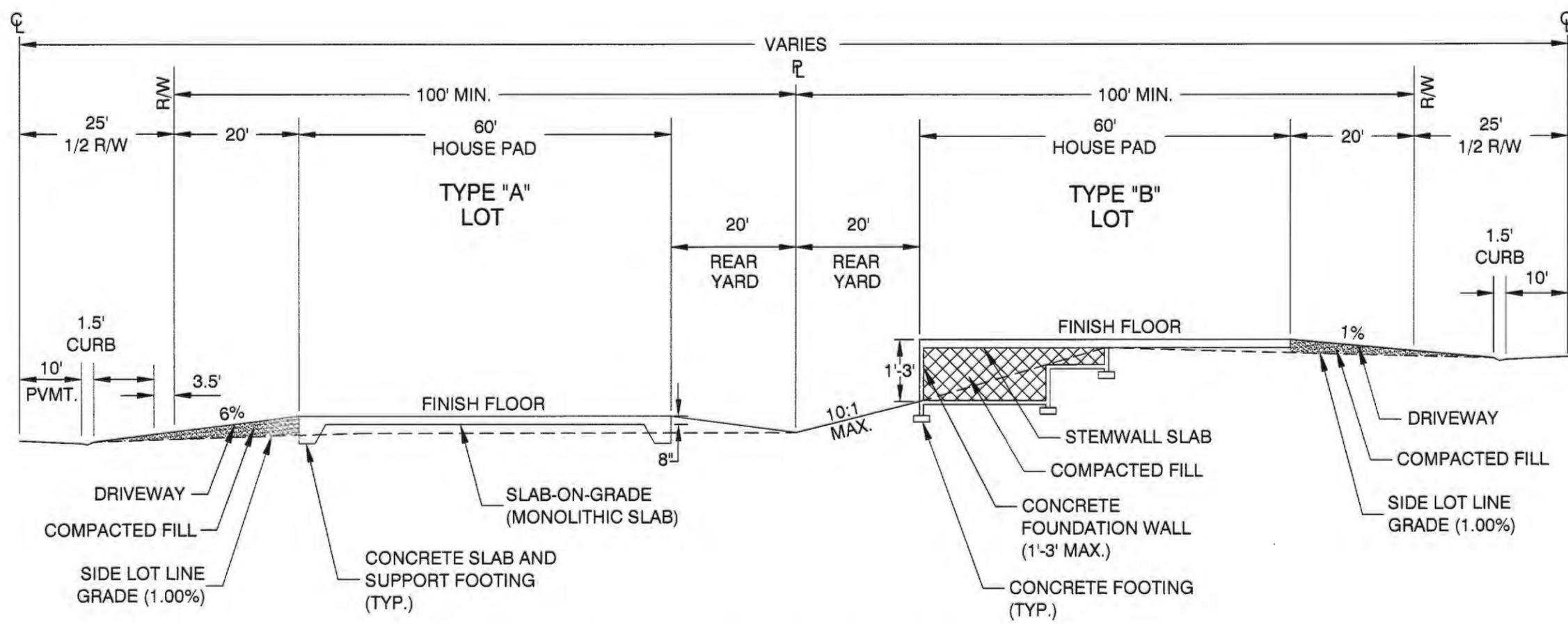
Sincerely,
FARNER, BARLEY & ASSOCIATES, INC.


Jeffrey A. Head, P.E.

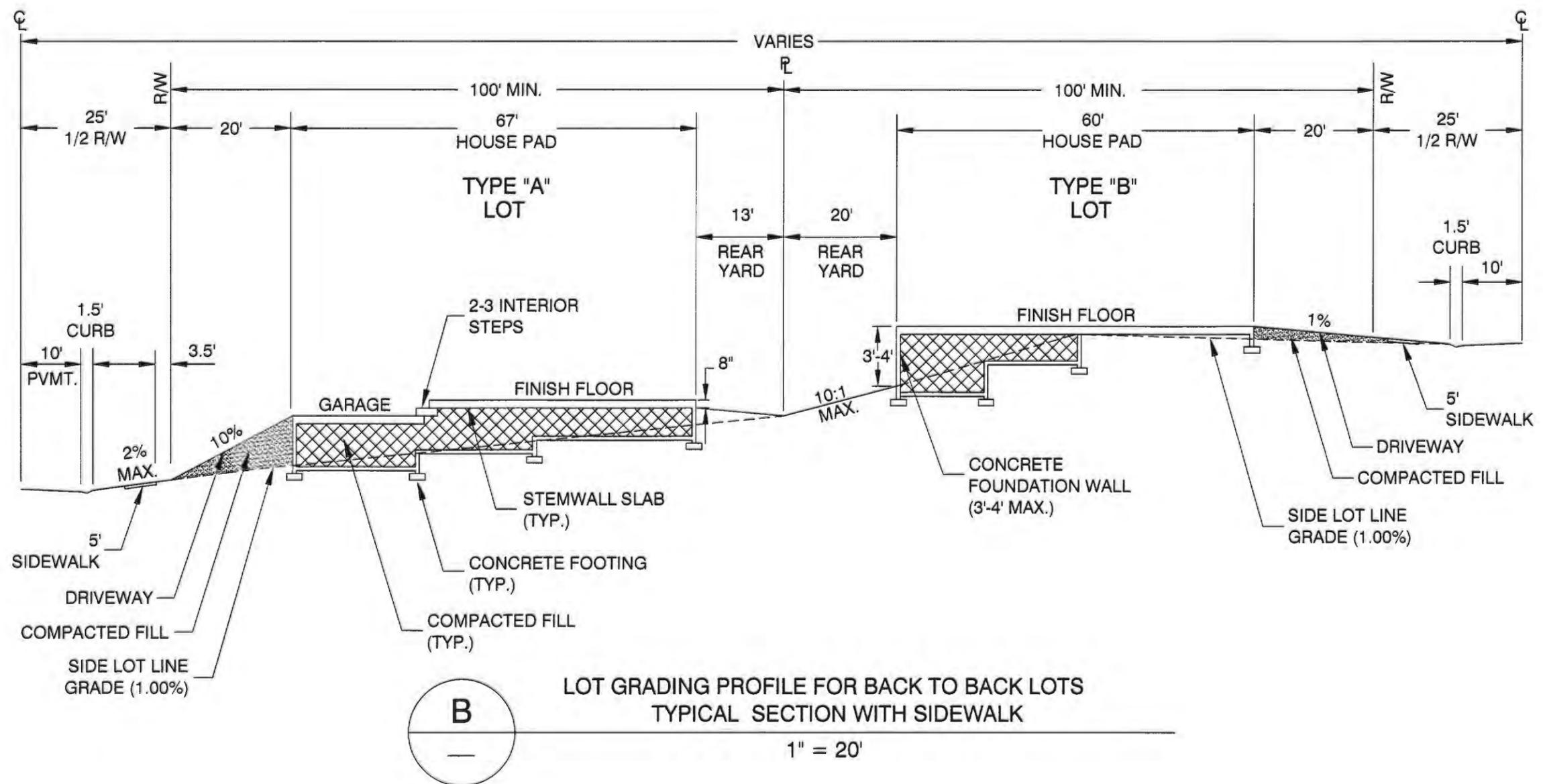
Sincerely,
FARNER, BARLEY & ASSOCIATES, INC.


Troy W. Locklin, Project Manager
JAH/TWL/bw
Enclosures

cc: Mr. Marty Dzuro, Mid Florida Properties (w/encl.)



A
 LOT GRADING PROFILE FOR BACK TO BACK LOTS
 TYPICAL SECTION WITHOUT SIDEWALK
 1" = 20'



ORDINANCE NO. O2013-242013-

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A RESIDENTIAL PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY MID-FLORIDA PROPERTIES, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

The application filed by Mid-Florida Properties, LLC (hereinafter referred as the, "Developer") for a Planned Development was heard by and before the City Commission, Wildwood, Florida on this _____ day of _____ 2013. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on _____, 2013 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Mid-Florida Properties, LLC Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on May 30, _____, 2013.
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.
- C. That the Developer intends to develop a Project consisting of 218.5 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto.
- D. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.
- E. That the City has complied with the due notice requirements of subsection 3.3(B)(3) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Applicant has applied for a Residential Planned Development (RPD) of the lands described in "Exhibit A".

- B. That the zoning district of the subject land described in “Exhibit A” is classified as Low Density Residential (R-1) on the City of Wildwood Zoning Map.
- C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the “Planned Development Agreement” as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the “Planned Development Agreement”, the provisions of the “Planned Development Agreement” shall govern. Unless specific conditions are included in the “Planned Development Agreement” waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.
- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Residential Planned Development substantially in accordance with this Ordinance. This Residential Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The Conceptual Development Plan prepared by Farner Barley and Associates, Inc. dated _____, 2013 is incorporated into this Ordinance as “Exhibit B” attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.
 - 1) The conceptual development plan illustrates the general location of the following land uses:
 - a. Single Family Residential;
 - b. Common areas and buffer easements (open spaces);
 - c. Recreational (Parks and open spaces).

- 2) The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by compensating storage capacity in flood prone areas, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements.
- C. Development Program. The Project shall be developed in two phases. The phases are shown on "Exhibit B" Conceptual Development Plan.
- 1) Residential Development. The residential component of the Project shall contain no more than 540 single family detached housing units and at least one (two dwelling units) single family attached housing unit.
 - 2) Maximum Development Potential. Residential development within the Project shall not exceed 4 dwelling units/acre. The maximum number of residential units in the Project is 542.
- D. Amendments. The Development Services Director, or designee, shall have the authority to approve non-substantial changes to the conceptual development plan without a public hearing. The determination of what constitutes a non-substantial change shall be at the Development Services Director's discretion. All modifications requiring an amendment to the Planned Development Agreement shall require review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.
- E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, subdivision preliminary plans and improvement plans shall be submitted for review and approval in the manner required by Chapter 5 of the Land Development Regulations.
- F. Developer's Agreement. Prior to approval of subdivision preliminary plans, the City and the Developer agree to enter into Utility Agreement to address the provision of water and wastewater to the Project. The agreement shall also specify, among other items, the ownership and maintenance of the utilities infrastructure associated with the Project.
- G. Principal Uses. The principal use permitted within the Project is single family residential.
- H. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for Low Density Residential (R-1).

- I. Design District Standards. Unless otherwise noted, the Project shall adhere to the Residential Design District Standards pursuant to section 6.12 of the Land Development Regulations.
- J. Recreation and Open Space. The Project shall maintain a minimum of 20% open space.
 - 1) Parks and Recreation. The Project shall contain a minimum of 9 recreational amenities for the use of the Project's residents.
 - a. Parking shall be provided for the recreation amenities as shown on "Exhibit B."
 - b. Parking spaces for recreational amenities may be a minimum of ten (10) feet wide and eighteen (18) feet deep when fronting a landscaped area or 7' sidewalk.
 - 2) Buffers and Setbacks.
 - a. The Project shall contain a minimum twenty (20) feet perimeter landscape buffer easement along the Project's boundary lines. The landscaping in the buffer easements will be in conformance with the buffer detail sections incorporated into this Ordinance as "Exhibit C." The required landscaping and irrigation in the buffer easement will be installed on each lot when that lot is developed. Each lot owner will be required by the Subdivision Restrictions to maintain and irrigate the landscaping in compliance with applicable standards
 - b. Single Family detached residential shall have a twenty (20) foot building setback from minor local roads, a ten (10) foot setback from the rear lot line and a zero (0) foot setback from side lot lines provided there is a minimum of ten (10) feet building separation. Single Family attached residential shall have the same building setbacks except no building separation is required on the side lot lines. Front setbacks will not vary from lot to lot.
 - 3) Open Space. Open spaces shall include drainage retention areas, entry feature tracts, common areas, buffer easements, recreation areas. For purposes of meeting open space requirements, 100% of the drainage retention areas (stormwater management areas) may be included in the open space calculation.
 - 4) Landscape Design. Yard and common area landscaping will be in conformance with the City of Wildwood Land Development Regulations and "Exhibit C."

K. Environmental Considerations.

All environmental considerations have been addressed in the Breedlove Dennis and Associates report submitted with the Planned Development Application.

L. Public Facilities.

- 1) Potable Water, Wastewater, and Irrigation Water. The Project shall be connected to the City's potable water and wastewater system prior to any certificates of occupancy being issued. The Project's Potable and Irrigation system shall be a single system connected to the City's potable water system. The Developer/Project will not construct a separate or dual water system for effluent (irrigation). The Developer/Project may use an existing well(s) or develop a new well(s) on the Project site to supplement the water features and irrigate the property owner's association's parks and common areas. Expansion of the City's Potable Water and Sanitary Sewer systems, including necessary utility easements, shall be negotiated by a separate Developer's Agreement between the City and the Developer. Said agreement shall specify cost, ownership and maintenance, and timetables for delivery of services. The Developer will grant the City an easement, at no cost to the City, for the existing water main along the Project's boundary as shown on "Exhibit B."
- 2) Solid Waste. Solid waste collection services shall be provided by the City or the City's contracted refuse service provider.
- 3) Stormwater. The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District, and Chapter 6, section 6.4 of the City's Land Development Regulations. Drainage retention basins will not be fenced.
- 4) Underground Utilities. All on site utilities shall be underground. Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utilities easement encumbering any portion of the Project and serving lands other than the Planned Development shall be underground.
- 5) Water Towers. All water towers constructed on the Project shall meet the minimum setbacks from any residential zoning district of three (3) times the height of the installed tower. ~~The City agrees that it will not construct a tower adjacent to this Project on the City's water plant facility parcel.~~

6) Construction and Materials. The Project shall be constructed pursuant to the following specific construction and materials:

a. The Developer will install 11" PVC pipe meeting requirements ANSI/AWWA C-900, DR25, which meets all the requirements required by The Florida Department of Environmental Protection.

The working pressure of the 11" DR25 pipe is classified as 165 psi, which exceeds the requirement as stated in the Land Development Regulations under Section 6.2©(8) that working pressures within the system shall not exceed the pressure class of the pipe with a 1.5 safety factor. The DR25 pipe has a working pressure of 165 psi which produces a safety factor of 2.75.

b. The Developer will install an eight inch (8") water distribution main along the internal spine road with all residential neighborhoods served with a six inch (6") pvc looped water main serving all internal fire hydrants. A hydraulic water model shall be provided to demonstrate that the minimum fire hydrant flow of 1,000 gpm shall be provided to each fire hydrant with a minimum residual pressure of 20 psi in all parts of the system.

c. All fire hydrants shall be provided within the Development meeting the spacing requirements as required, and approved by the Sumter County Fire Department.

d. All water service piping under pavement shall not be sleeved with a casing.

e. The Developer shall install standard manhole covers on all manholes.

f. The Developer shall install concrete thrust blocks on all pressure pipe, including water distributions mains and sanitary sewer forcemains.

g. The Developer shall not install corporation stops at all water service connections.

h. The Developer shall not install HDPE wetwell liners. HDPE wetwell liners shall be replaced with a minimum of two (2) coats of coal tar epoxy (9 mils each).

i. The Developer agrees to coat all interior walls with two (2) coats of coal tar epoxy. Special coatings or liners will not be used.

j. The Developer shall install F DOT approved HDPE storm pipe throughout the Development.

k. All residential streets within the Project will be constructed with a six inch (6") limerock base.

M. Access and Transportation

1) Access.

a. Interconnectivity to the North and South. The Project is required to dedicate one (1) right of way north to the adjoining property north of the Project as shown on "Exhibit B." Should the adjoining property be developed, the City may require any future projects North of and adjacent to this right of way to construct the improvements necessary should the City determine inter-connectivity is necessary. The Project is also required to dedicate one (1) right of way South to CR 214. The City may construct the necessary improvements when the City improves CR 214 if the City determines inter-connectivity is necessary.

b. Gated Access. The access to the Project on the east boundary at U.S. Highway 301, and on the west at C.R. 209, and if constructed, the north and south interconnectivity may be gated with resident only gates by the Developer, or its assigns. The U.S. Highway 301 and C.R. 209 gates will open with a push button system allowing vehicular traffic to enter the Project.

2) Transportation System Improvements. There are no impacts to the transportation system as identified in the Traffic Impact Analysis submitted with the Planned Development application. The Developer will construct a northbound left turn lane on US Highway 301 as shown on "Exhibit B."

3) Internal Roadways.

a. Roadways and trails within the Project shall be developed in accordance with the conceptual development plan, "Exhibit B," and the typical roadway section, "Exhibit C." Roadways will be designed as twenty (20) mph roadways with minimum center line radii of eighty-nine (89) feet pursuant to Standards in the Florida Department of Transportation's Manual of Uniform Minimum Standards.

b. Intersection spacing shall be a minimum of 175'.

- c. The Project shall provide sidewalks shown on "Exhibit C." The Project shall not provide sidewalks or multi-modal paths along County Roads 214 and 209. Sufficient right of way along C.R. 214 will be dedicated to the City as shown on "Exhibit's B and C" so the City may construct a sidewalk should future needs warrant construction. A tract of land along County Road 209 will be dedicated to the City as shown on "Exhibit's B and C" so the City may construct a multi-modal path should future needs warrant construction.
 - d. Golf carts may be allowed to utilize the roadways within the Project. The City shall ensure the allowance of golf carts within the Project does not present a safety concern.
 - e. The roadways and road rights of way will be dedicated to the City. The City will maintain all improvements within the rights of way which include, but are not limited to, pavement, underground pipe utilities and storm drains, curbing, street lights, sidewalks and street signs.
- N. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee such as a property owners association, at no cost or obligation to the City. The Developer shall provide restrictions to the City that will govern the maintenance of common areas.
- O. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.
- P. Expiration of Planned Development Agreement. Actual construction must begin within the Planned Development within 24 months of the final adoption of the Planned Development Agreement. If no construction has started on the approved Planned Development within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to six (6) months provided the applicant can show good cause why said the Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions to the commencement of construction beyond 48 months after the effective date of this Ordinance. Notwithstanding anything in the foregoing, once construction has commenced, construction may continue until the completion of the Project.

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this _____ day of _____ 2013.

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CITY

CITY COMMISSION
OF WILDWOOD, FLORIDA

S E A L

ATTEST: _____ ED
Joseph Jacobs, City Clerk

WOLF, MAYOR

First Reading: _____

Second Reading: _____

Approved as to Form:

Ashley Hunt, City Attorney

Ordinance O2013-24

“Exhibit A”

Oxford Oaks

Legal Description

OXFORD OAKS

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SAID SECTION 18; THENCE N00°26'23"E ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 1323.97 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE S89°23'32"E ALONG SAID NORTH LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°23'32"E, ALONG SAID NORTH LINE A DISTANCE OF 1273.53 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE N00°26'06"E ALONG SAID WEST LINE A DISTANCE OF 1323.63 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE S89°22'39"E ALONG SAID NORTH LINE A DISTANCE OF 1114.72 FEET TO A POINT 208.71 FEET WEST OF THE EAST LINE OF SAID NORTHEAST OF THE SOUTHWEST 1/4; THENCE PARALLEL WITH SAID EAST LINE RUN S00°25'50"W A DISTANCE OF 208.71 FEET; THENCE PARALLEL WITH SAID NORTH LINE RUN S89°22'39"E A DISTANCE OF 208.71 FEET TO A POINT ON SAID EAST LINE; THENCE N00°25'50"E, ALONG SAID EAST LINE A DISTANCE OF 28.71 FEET TO A POINT 180.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE PARALLEL WITH SAID NORTH LINE RUN S89°22'39"E A DISTANCE OF 2529.92 FEET TO THE WEST RIGHT OF WAY OF STATE ROAD NO. 35 (U.S. 301); THENCE S00°57'08"E ALONG SAID RIGHT OF WAY A DISTANCE OF 574.88 FEET; THENCE DEPARTING SAID RIGHT OF WAY S87°03'31"W A DISTANCE OF 89.10 FEET TO A POINT ON THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1628 PAGE 483, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N89°22'32"W ALONG SAID SOUTH LINE A DISTANCE OF 151.16 FEET TO THE WEST LINES OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1628 PAGE 481 AND OFFICIAL RECORDS BOOK 1628, PAGE 483; THENCE S00°36'51"W ALONG SAID WEST LINES A DISTANCE OF 204.69 FEET TO THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 155, PAGE 73, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N89°20'28"W ALONG SAID NORTH LINE A DISTANCE OF 16.14 FEET TO THE WEST LINE THEREOF; THENCE S00°57'08"E ALONG SAID WEST LINE A DISTANCE OF 360.00 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE N89°20'28"W ALONG SAID SOUTH LINE A DISTANCE OF 967.51 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE S00°25'03"W ALONG SAID EAST LINE A DISTANCE OF 1296.13 FEET TO A POINT 28.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE PARALLEL WITH SAID SOUTH LINE RUN N89°18'18"W A DISTANCE OF 1328.34 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; SAID POINT ALSO BEING 28.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE PARALLEL WITH SAID SOUTH LINE RUN N89°24'24"W A DISTANCE OF 1323.63 FEET TO A POINT ON THE EAST LINE OF AFORESAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; POINT ALSO BEING 28.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE PARALLEL WITH SAID SOUTH LINE RUN N89°24'24"W A DISTANCE OF 317.83 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1884, PAGE 366, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1884, PAGE 366 THE FOLLOWING THREE (3) COURSES: THENCE RUN N00°38'26"E A DISTANCE OF 199.08 FEET; THENCE N89°21'34"W A DISTANCE OF 208.72; THENCE S00°38'26"W A DISTANCE

OF 199.25 FEET TO A POINT 28.00 FEET NORTH OF SAID SOUTH LINE OF THE
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE PARALLEL WITH SAID SOUTH LINE
RUN N89°24'24"W A DISTANCE OF 747.09 FEET TO A POINT 50.00 FEET EAST OF THE
WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18;
THENCE PARALLEL WITH SAID WEST LINE RUN N00°26'23"E A DISTANCE OF 1295.96
FEET TO THE POINT OF BEGINNING.

Ordinance O2013-24
“Exhibit B”
Oxford Oaks
Conceptual Development Plan
And Detail Sections

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Ordinance O2013-40: An Ordinance Adopting Floodplain Management Policies and Procedures

REQUESTED ACTION: Approval of Ordinance O2013-40

Work Session (Report Only) **DATE OF MEETING:** First Reading: 9/10/13
Adoption: 9/24/13
 Regular Meeting Special Meeting

CONTRACT: N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: _____

BUDGET IMPACT: _____

Annual **FUNDING SOURCE:** _____
 Capital **EXPENDITURE ACCOUNT:** _____
 N/A

HISTORY/FACTS/ISSUES:

The City is required by the Federal Emergency Management Agency to amend its Floodplain Ordinance to implement changes in Florida Building Code.

City Staff, in conjunction with the former City Attorney, coordinated with the Florida Division of Emergency Management to ensure the ordinance contains the policies and procedures that are required for compliance.

Staff recommends approval of Ordinance O2013-40 so that the City is in compliance with FEMA requirements.



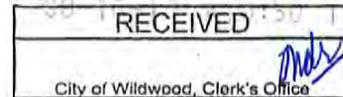
Jason McHugh
Development Services Coordinator



FEMA

AUG 13 2013

CERTIFIED MAIL
RETURN RECEIPT REQUESTED



The Honorable Ed Wolf
Mayor, City of Wildwood
100 North Main Street
Wildwood, Florida 34785

Dear Mayor Wolf:

I am writing this letter as an official reminder that the City of Wildwood, Florida, has until September 27, 2013, to adopt and have the Department of Homeland Security's Federal Emergency Management Agency (FEMA) Regional Office approve floodplain management measures that satisfy 44 Code of Federal Regulations (CFR) Section 60.3(c) of the National Flood Insurance Program (NFIP) regulations.

The City of Wildwood must adopt floodplain management measures, such as a floodplain management ordinance, that meet or exceed the minimum NFIP requirements (copy enclosed) by September 27, 2013, to avoid suspension from the NFIP. If suspended, your community becomes ineligible for flood insurance through the NFIP, new insurance policies cannot be sold, and existing policies cannot be renewed.

The NFIP State Coordinating Office for your State has verified that Florida communities may include language in their floodplain management measures that automatically adopt the most recently available flood elevation data provided by FEMA. Your community's floodplain management measures may already be sufficient if the measures include suitable automatic adoption language and are otherwise in accordance with the minimum requirements of the NFIP. The NFIP State Coordinator can assist you further in clarifying questions you may have about automatic adoption.

Under the Flood Disaster Protection Act of 1973, as amended, flood insurance must be purchased by property owners seeking any Federal financial assistance for construction or acquisition of buildings in Special Flood Hazard Areas (SFHAs). This financial assistance includes certain federally guaranteed mortgages and direct loans, federal disaster relief loans and grants, as well as other similarly described assistance from FEMA and other agencies.

In addition, all loans individuals obtain from Federally regulated, supervised, or insured lending institutions that are secured by improved real estate located in SFHAs are also contingent upon the borrower obtaining flood insurance coverage on the building. However, purchasing and maintaining flood insurance coverage on a voluntary basis is frequently recommended for properties located outside SFHAs.

The Honorable Ed Wolf

AUG 13 2013

Page 2

Your NFIP State Coordinator and FEMA would like to assist the City of Wildwood to ensure it remains in good standing with the NFIP and avoids suspension from the Program. If your community is suspended, it may regain its eligibility in the NFIP by enacting the floodplain management measures established in 44 CFR Section 60.3 of the NFIP regulations. As stated in my previous correspondence, I recommend you contact your NFIP State Coordinator or the FEMA Regional Office if the City of Wildwood is encountering difficulties in enacting its measures.

I recognize that your community may be in the final adoption process or may have recently adopted the appropriate floodplain management measures. Please submit these measures to the Floodplain Management Program at the Florida Division of Emergency Management. Joy Duperault, CFM, the NFIP State Coordinator, is accessible by telephone at (850) 922-4518, in writing at 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100, or by electronic mail at joy.duperault@em.myflorida.com.

The FEMA Regional staff in Atlanta, Georgia, is also available to assist you with your floodplain management measures. The FEMA Regional Office may be contacted by telephone at (770) 220-5200 or in writing. Please send your written inquiries to the Director, Federal Insurance and Mitigation Division, FEMA Region IV, at 3003 Chamblee-Tucker Road, Atlanta, Georgia 30341.

In the event your community does not adopt and/or submit the necessary floodplain management measures that meet or exceed the minimum NFIP requirements, I must take the necessary steps to suspend your community from the NFIP. This letter is FEMA's final notification before your community is suspended from the Program.

Sincerely,



David H. Stearrett, CFM, Chief
Floodplain Management Branch
Federal Insurance and Mitigation Administration

Enclosure

cc: Major P. May, Regional Administrator, FEMA Region IV
Joy Duperault, CFM, NFIP State Coordinator, Florida Division of Emergency Management
Melanie Peavy, Development Services Director, City of Wildwood

ORDINANCE NO. O2013-40

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, TO ADOPT FLOOD HAZARD MAPS, TO DESIGNATE A FLOODPLAIN ADMINISTRATOR, TO ADOPT PROCEDURES AND CRITERIA FOR DEVELOPMENT IN FLOOD HAZARD AREAS, AND FOR OTHER PURPOSES; TO ADOPT LOCAL ADMINISTRATIVE AMENDMENTS TO THE FLORIDA BUILDING CODE; PROVIDING FOR APPLICABILITY; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of the City of Wildwood and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare, and

WHEREAS, the City of Wildwood was accepted for participation in the National Flood Insurance Program on **December 26, 1980** and the City Commission desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60, necessary for such participation; and

WHEREAS, Chapter 553, Florida Statutes, was adopted by the Florida Legislature to provide a mechanism for the uniform adoption, updating, amendment, interpretation and enforcement of a state building code, called the *Florida Building Code*; and

WHEREAS, section 553.73(5), Florida Statutes, allows adoption of local administrative amendments to the *Florida Building Code* to implement the National Flood Insurance Program; and

WHEREAS, the City Commission has determined that it is in the public interest to adopt the proposed floodplain management regulations that are coordinated with the *Florida Building Code*.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Wildwood that the following floodplain management regulations, and the following local administrative amendments to the 2010 *Florida Building Code*, are hereby adopted.

SECTION 1. Title. These regulations shall be known as the *Floodplain Management Ordinance* of the City of Wildwood, hereinafter referred to as “this ordinance.”

SECTION 2. Scope. The provisions of this ordinance shall apply to all development that is wholly within or partially within any flood hazard area, including but not limited to the subdivision of land; filling, grading, and other site improvements and utility installations; construction, alteration, remodeling, enlargement, improvement, replacement, repair, relocation or demolition of buildings, structures, and facilities that are exempt from the *Florida Building Code*; placement, installation, or replacement of manufactured homes and manufactured buildings; installation or replacement of tanks; placement of recreational vehicles; installation of swimming pools; and any other development.

SECTION 3. Intent. The purposes of this ordinance and the flood load and flood resistant construction requirements of the *Florida Building Code* are to establish minimum requirements to safeguard the public health, safety, and general welfare and to minimize public and private losses due to flooding through regulation of development in flood hazard areas to:

- a. Minimize unnecessary disruption of commerce, access and public service during times of flooding;
- b. Require the use of appropriate construction practices in order to prevent or minimize future flood damage;
- c. Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential;
- d. Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;
- e. Minimize damage to public and private facilities and utilities;
- f. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;
- g. Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and
- h. Meet the requirements of the National Flood Insurance Program for community participation as set forth in the Title 44 Code of Federal Regulations, Section 59.22.

SECTION 4. Coordination with the *Florida Building Code*. This ordinance is intended to be administered and enforced in conjunction with the *Florida Building Code*. Where cited, ASCE 24 refers to the edition of the standard that is referenced by the *Florida Building Code*.

SECTION 5. Warning. The degree of flood protection required by this ordinance and the *Florida Building Code*, as amended by this community, is considered the minimum

reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside of mapped special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage. The flood hazard areas and base flood elevations contained in the Flood Insurance Study and shown on Flood Insurance Rate Maps and the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60 may be revised by the Federal Emergency Management Agency, requiring this community to revise these regulations to remain eligible for participation in the National Flood Insurance Program. No guaranty of vested use, existing use, or future use is implied or expressed by compliance with this ordinance.

SECTION 6. Disclaimer of Liability. This ordinance shall not create liability on the part of the City Commission of the City of Wildwood or by any officer or employee thereof for any flood damage that results from reliance on this ordinance or any administrative decision lawfully made thereunder.

SECTION 7. General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

SECTION 8. Areas to which this ordinance applies. This ordinance shall apply to all flood hazard areas within the City of Wildwood as established in Section 9 of this ordinance.

SECTION 9. Basis for establishing flood hazard areas. The Flood Insurance Study for **Sumter County, Florida and Incorporated Areas dated September 27, 2013**, and all subsequent amendments and revisions, and the accompanying Flood Insurance Rate Maps (FIRM), and all subsequent amendments and revisions to such maps, are adopted by reference as a part of this ordinance and shall serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at the **Development Services Department, City Hall, 100 North Main Street, Wildwood, FL 34785**.

SECTION 10. Submission of additional data to establish flood hazard areas. To establish flood hazard areas and base flood elevations, pursuant to Section 16 of this ordinance the Floodplain Administrator may require submission of additional data. Where field surveyed topography prepared by a Florida licensed professional surveyor or digital topography accepted by the community indicates that ground elevations:

- (1) Are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area shall be considered as flood hazard area and subject to the requirements of this ordinance and, as applicable, the requirements of the *Florida Building Code*.
- (2) Are above the closest applicable base flood elevation, the area shall be regulated as special flood hazard area unless the applicant obtains a Letter of Map Change that removes the area from the special flood hazard area.

SECTION 11. Other laws. The provisions of this ordinance shall not be deemed to nullify any provisions of local, state or federal law.

SECTION 12. Abrogation and greater restrictions. This ordinance supersedes any ordinance in effect for management of development in flood hazard areas. However, it is not intended to repeal or abrogate any existing ordinances including but not limited to land development regulations, zoning ordinances, stormwater management regulations, or the *Florida Building Code*. In the event of a conflict between this ordinance and any other ordinance, the more restrictive shall govern. This ordinance shall not impair any deed restriction, covenant or easement, but any land that is subject to such interests shall also be governed by this ordinance.

SECTION 13. Interpretation. In the interpretation and application of this ordinance, all provisions shall be:

- a. Considered as minimum requirements;
- b. Liberally construed in favor of the governing body; and
- c. Deemed neither to limit nor repeal any other powers granted under state statutes.

SECTION 14. DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR

a. Designation. The **Development Services Director** is designated as the Floodplain Administrator. The Floodplain Administrator may delegate performance of certain duties to other employees.

b. General. The Floodplain Administrator is authorized and directed to administer and enforce the provisions of this ordinance. The Floodplain Administrator shall have the authority to render interpretations of this ordinance consistent with the intent and purpose of this ordinance and may establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall not have the effect of waiving requirements specifically provided in this ordinance without the granting of a variance pursuant to Section 107 of this ordinance.

c. Applications and permits. The Floodplain Administrator, in coordination with other pertinent offices of the community, shall:

- i. Review applications and plans to determine whether proposed new development will be located in flood hazard areas;
- ii. Review applications for modification of any existing development in flood hazard areas for compliance with the requirements of this ordinance;
- iii. Interpret flood hazard area boundaries where such interpretation is necessary to determine the exact location of boundaries; a person contesting the determination shall have the opportunity to appeal the interpretation;

- iv. Provide available flood elevation and flood hazard information;
- v. Determine whether additional flood hazard data shall be obtained from other sources or shall be developed by an applicant;
- vi. Review applications to determine whether proposed development will be reasonably safe from flooding;
- vii. Issue floodplain development permits or approvals for development other than buildings and structures that are subject to the *Florida Building Code*, including buildings, structures and facilities exempt from the *Florida Building Code*, when compliance with this ordinance is demonstrated, or disapprove the same in the event of noncompliance; and
- viii. Coordinate with and provide comments to the Building Official to assure that applications, plan reviews, and inspections for buildings and structures in flood hazard areas comply with the applicable provisions of this ordinance.

d. Substantial improvement and substantial damage determinations.

For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Building Official, shall:

- (1) Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;
- (2) Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;
- (3) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; and
- (4) Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the *Florida Building Code* and this ordinance is required.

e. Modifications of the strict application of the requirements of the *Florida Building Code*. The Floodplain Administrator shall review requests submitted to the Building Official that seek approval to modify the strict application of the flood load and flood resistant construction requirements of the *Florida Building Code* to determine whether such requests require the granting of a variance pursuant to Section 18 of this ordinance.

f. Notices and orders. The Floodplain Administrator shall coordinate with appropriate local agencies for the issuance of all necessary notices or orders to ensure compliance with this ordinance.

g. Inspections. The Floodplain Administrator shall make the required inspections as specified in Section 17 of this ordinance for development that is not subject to the *Florida Building Code*, including buildings, structures and facilities exempt from the *Florida Building Code*. The Floodplain Administrator shall inspect flood hazard areas to determine if development is undertaken without issuance of a permit.

h. Other duties of the Floodplain Administrator. The Floodplain Administrator shall have other duties, including but not limited to:

- i. Establish, in coordination with the Building Official, procedures for administering and documenting determinations of substantial improvement and substantial damage made pursuant to Section 14(d) of this ordinance;
- ii. Require that applicants proposing alteration of a watercourse notify adjacent communities and the Florida Division of Emergency Management, State Floodplain Management Office, and submit copies of such notifications to the Federal Emergency Management Agency (FEMA);
- iii. Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the Flood Insurance Rate Maps if the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within 6 months of such data becoming available;
- iv. Review required design certifications and documentation of elevations specified by this ordinance and the *Florida Building Code* and this ordinance to determine that such certifications and documentations are complete;
- v. Notify the Federal Emergency Management Agency when the corporate boundaries of the City of Wildwood are modified.

i. Floodplain management records. Regardless of any limitation on the period required for retention of public records, the Floodplain Administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of this ordinance and the flood resistant construction requirements of the *Florida Building Code*, including Flood Insurance Rate Maps; Letters of Change; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required design certifications and documentation of elevations specified by the *Florida Building Code* and this ordinance; notifications to adjacent communities, FEMA, and the state related to alterations of watercourses; assurances that the flood carrying capacity of altered watercourses will be maintained; documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to this ordinance and the flood resistant construction requirements of the *Florida Building Code*. These records

shall be available for public inspection at City Hall, 100 North Main Street, Wildwood, FL 34785.

SECTION 15. PERMITS

a. Permits required. Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this ordinance, including buildings, structures and facilities exempt from the *Florida Building Code*, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this ordinance and all other applicable codes and regulations has been satisfied.

b. Floodplain development permits or approvals. Floodplain development permits or approvals shall be issued pursuant to this ordinance for any development activities not subject to the requirements of the *Florida Building Code*, including buildings, structures and facilities exempt from the *Florida Building Code*. Depending on the nature and extent of proposed development that includes a building or structure, the Floodplain Administrator may determine that a floodplain development permit or approval is required in addition to a building permit.

c. Buildings, structures and facilities exempt from the *Florida Building Code*. Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Sections 59 and 60), floodplain development permits or approvals shall be required for the following buildings, structures and facilities that are exempt from the *Florida Building Code* and any further exemptions provided by law, which are subject to the requirements of this ordinance:

- i. Railroads and ancillary facilities associated with the railroad.
- ii. Nonresidential farm buildings on farms, as provided in section 604.50, F.S.
- iii. Temporary buildings or sheds used exclusively for construction purposes.
- iv. Mobile or modular structures used as temporary offices.
- v. Those structures or facilities of electric utilities, as defined in section 366.02, F.S., which are directly involved in the generation, transmission, or distribution of electricity.
- vi. Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features.
- vii. Family mausoleums not exceeding 250 square feet in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.

viii. Temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.

ix. Structures identified in section 553.73(10)(k), F.S., are not exempt from the *Florida Building Code* if such structures are located in flood hazard areas established on Flood Insurance Rate Maps

d. Application for a permit or approval. To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the community. The information provided shall:

- i. Identify and describe the development to be covered by the permit or approval.
- ii. Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.
- iii. Indicate the use and occupancy for which the proposed development is intended.
- iv. Be accompanied by a site plan or construction documents as specified in Section 16 of this ordinance.
- v. State the valuation of the proposed work.
- vi. Be signed by the applicant or the applicant's authorized agent.
- vii. Give such other data and information as required by the Floodplain Administrator.

e. Validity of permit or approval. The issuance of a floodplain development permit or approval pursuant to this ordinance shall not be construed to be a permit for, or approval of, any violation of this ordinance, the *Florida Building Codes*, or any other ordinance of this community. The issuance of permits based on submitted applications, construction documents, and information shall not prevent the Floodplain Administrator from requiring the correction of errors and omissions.

f. Expiration. A floodplain development permit or approval shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the work commences. Extensions for periods of not more than 180 days each shall be requested in writing and justifiable cause shall be demonstrated.

g. Suspension or revocation. The Floodplain Administrator is authorized to suspend or revoke a floodplain development permit or approval if the permit was issued in error, on the basis of incorrect, inaccurate or incomplete information, or in violation of this ordinance or any other ordinance, regulation or requirement of this community.

h. Other permits required. Floodplain development permits and building permits shall include a condition that all other applicable state or federal permits be

obtained before commencement of the permitted development, including but not limited to the following:

- i. The Southwest Florida Water Management District; section 373.036, F.S.
- ii. Florida Department of Health for onsite sewage treatment and disposal systems; section 381.0065, F.S. and Chapter 64E-6, F.A.C.
- iii.. Florida Department of Environmental Protection for activities subject to the Joint Coastal Permit; section 161.055, F.S.
- iv. Florida Department of Environmental Protection for activities that affect wetlands and alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; Section 404 of the Clean Water Act.
- v. Federal permits and approvals.

SECTION 16. SITE PLANS AND CONSTRUCTION DOCUMENTS

a. Information for development in flood hazard areas. The site plan or construction documents for any development subject to the requirements of this ordinance shall be drawn to scale and shall include, as applicable to the proposed development:

- i. Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development.
- ii. Where base flood elevations, or floodway data are not included on the FIRM or in the Flood Insurance Study, they shall be established in accordance with Section 16(b)(ii) or (iii) of this ordinance.
- iii. Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than 5 acres and the base flood elevations are not included on the FIRM or in the Flood Insurance Study, such elevations shall be established in accordance with Section 16(b)(i) of this ordinance.
- iv. Location of the proposed activity and proposed structures, and locations of existing buildings and structures.
- v. Location, extent, amount, and proposed final grades of any filling, grading, or excavation.
- vi. Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose.
- vii. Existing and proposed alignment of any proposed alteration of a watercourse.

The Floodplain Administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by this ordinance but that are not required to be prepared by a registered design professional if it is found that the nature of the proposed development is such that the review of such submissions is not

necessary to ascertain compliance with this ordinance.

b. Information in flood hazard areas without base flood elevations (approximate Zone A). Where flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the Floodplain Administrator shall:

- i. Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices.
- ii. Obtain, review, and provide to applicants base flood elevation and floodway data available from a federal or state agency or other source or require the applicant to obtain and use base flood elevation and floodway data available from a federal or state agency or other source.
- iii. Where base flood elevation and floodway data are not available from another source, where the available data are deemed by the Floodplain Administrator to not reasonably reflect flooding conditions, or where the available data are known to be scientifically or technically incorrect or otherwise inadequate:
 - A. Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices; or
 - B. Specify that the base flood elevation is two (2) feet above the highest adjacent grade at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than two (2) feet.
- iv. Where the base flood elevation data are to be used to support a Letter of Map Change from FEMA, advise the applicant that the analyses shall be prepared by a Florida licensed engineer in a format required by FEMA, and that it shall be the responsibility of the applicant to satisfy the submittal requirements and pay the processing fees.

c. Additional analyses and certifications. As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses signed and sealed by a Florida licensed engineer for submission with the site plan and construction documents:

- i. For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in Section 16(d) of this ordinance and shall submit the Conditional Letter of Map Revision, if issued by FEMA, with the site plan and construction documents.
- ii. For development activities proposed to be located in a riverine flood hazard area for which base flood elevations are included in the Flood Insurance Study or on the FIRM and floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that the cumulative effect of the proposed development, when

combined with all other existing and anticipated flood hazard area encroachments, will not increase the base flood elevation more than one (1) foot at any point within the community. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.

iii. For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained in a manner which preserves the channel's flood-carrying capacity; the applicant shall submit the analysis to FEMA as specified in Section 16(d) of this ordinance.

d. Submission of additional data. When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a Letter of Map Change from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a Florida licensed engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

SECTION 17. INSPECTIONS

a. General. Development for which a floodplain development permit or approval is required shall be subject to inspection.

b. Development other than buildings and structures. The Floodplain Administrator shall inspect all development to determine compliance with the requirements of this ordinance and the conditions of issued floodplain development permits or approvals.

c. Buildings, structures and facilities exempt from the *Florida Building Code*. The Floodplain Administrator shall inspect buildings, structures and facilities exempt from the *Florida Building Code* to determine compliance with the requirements of this ordinance and the conditions of issued floodplain development permits or approvals.

d. Buildings, structures and facilities exempt from the *Florida Building Code*, lowest floor inspection. Upon placement of the lowest floor, including basement, and prior to further vertical construction, the owner of a building, structure or facility exempt from the *Florida Building Code*, or the owner's authorized agent, shall submit to the Floodplain Administrator:

i. If a design flood elevation was used to determine the required elevation of the lowest floor, the certification of elevation of the lowest floor prepared and sealed by a Florida licensed professional surveyor; or

ii. If the elevation used to determine the required elevation of the lowest floor was determined in accordance with Section 16(b)(iii)(B) of this ordinance, the documentation of height of the lowest floor above highest adjacent grade, prepared by the owner or the owner's authorized agent.

e. Buildings, structures and facilities exempt from the *Florida Building Code*, final inspection. As part of the final inspection, the owner or owner's authorized agent shall submit to the Floodplain Administrator a final certification of elevation of the lowest floor or final documentation of the height of the lowest floor above the highest adjacent grade; such certifications and documentations shall be prepared as specified in Section 17(d) of this ordinance.

f. Manufactured homes. The **Floodplain Administrator** shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of this ordinance and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor shall be submitted to the **Floodplain Administrator**.

SECTION 18. VARIANCES AND APPEALS.

a. General. The **planning and zoning board or special magistrate** shall hear and decide on requests for appeals and requests for variances from the strict application of this ordinance. Pursuant to section 553.73(5), F.S., the **planning and zoning board or special magistrate** shall hear and decide on requests for appeals and requests for variances from the strict application of the flood resistant construction requirements of the *Florida Building Code*.

b. Appeals. The **planning and zoning board or special magistrate** shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the administration and enforcement of this ordinance. Any person aggrieved by the decision of **planning and zoning board or special magistrate** may appeal such decision to the Circuit Court, as provided by Florida Statutes.

c. Limitations on authority to grant variances. The **planning and zoning board or special magistrate** shall base its decisions on variances on technical justifications submitted by applicants, the considerations for issuance in Section 18(g) of this ordinance, the conditions of issuance set forth in Section 18(h) of this ordinance, and the comments and recommendations of the Floodplain Administrator and the Building Official. The **planning and zoning board or special magistrate** has the right to attach such conditions as it deems necessary to further the purposes and objectives of this ordinance.

d. Restrictions in floodways. A variance shall not be issued for any proposed development in a floodway if any increase in base flood elevations would result, as evidenced by the applicable analyses and certifications required in Section

16(c) of this ordinance.

e. Historic buildings. A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the *Florida Building Code, Existing Building*, Chapter 11 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the *Florida Building Code*.

f. Functionally dependent uses. A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use, as defined in Section 18(d) of this ordinance, provided the variance meets the requirements of this ordinance, is the minimum necessary considering the flood hazard, and all due consideration has been given to use of methods and materials that minimize flood damage during occurrence of the base flood.

g. Considerations for issuance of variances. In reviewing requests for variances, the **planning and zoning board or special magistrate** shall consider all technical evaluations, all relevant factors, all other applicable provisions of the *Florida Building Code*, this ordinance, and the following:

- i. The danger that materials and debris may be swept onto other lands resulting in further injury or damage;
- ii. The danger to life and property due to flooding or erosion damage;
- iii. The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;
- iv. The importance of the services provided by the proposed development to the community;
- v. The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;
- vi. The compatibility of the proposed development with existing and anticipated development;
- vii. The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;
- viii. The safety of access to the property in times of flooding for ordinary and emergency vehicles;
- ix. The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and

x. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

h. Conditions for issuance of variances. Variances shall be issued only upon:

i. Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provision of this ordinance or the required elevation standards;

ii. Determination by the **planning and zoning board or special magistrate** that:

A. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;

B. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and

C. The variance is the minimum necessary, considering the flood hazard, to afford relief;

iii. Receipt of a signed statement by the applicant that the variance, if granted, shall be recorded in the Office of the Clerk of the Court in such a manner that it appears in the chain of title of the affected parcel of land; and

iv. If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the Floodplain Administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as \$25 for \$100 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

SECTION 19. VIOLATIONS

a. Violations. Any development that is not within the scope of the *Florida Building Code* but that is regulated by this ordinance that is performed without an issued permit, that is in conflict with an issued permit, or that does not fully comply with this ordinance, shall be deemed a violation of this ordinance. A building or structure without the documentation of elevation of the lowest floor, other required design certifications, or other evidence of compliance required by this ordinance or the *Florida Building Code* is presumed to be a violation until such time as that documentation is provided.

b. Authority. For development that is not within the scope of the *Florida Building Code* but that is regulated by this ordinance and that is determined to be a violation, the Floodplain Administrator is authorized to serve notices of violation or stop work orders to owners of the property involved, to the owner's agent, or to the person or persons performing the work.

c. Unlawful continuance. Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 20. GENERAL

a. Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this ordinance, have the meanings shown in this section.

b. Terms defined in the *Florida Building Code*. Where terms are not defined in this ordinance and are defined in the *Florida Building Code*, such terms shall have the meanings ascribed to them in that code.

c. Terms not defined. Where terms are not defined in this ordinance or the *Florida Building Code*, such terms shall have ordinarily accepted meanings such as the context implies.

d. DEFINITIONS

Alteration of a watercourse. A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

Appeal. A request for a review of the Floodplain Administrator's interpretation of any provision of this ordinance or a request for a variance.

ASCE 24. A standard titled *Flood Resistant Design and Construction* that is referenced by the *Florida Building Code*. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, VA.

Base flood. A flood having a 1-percent chance of being equaled or exceeded in any given year. [Also defined in FBC, B, Section 1612.2.] The base flood is commonly referred to as the "100-year flood" or the "1-percent-annual chance flood."

Base flood elevation. The elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD)

or other datum specified on the Flood Insurance Rate Map (FIRM). [Also defined in FBC, B, Section 1612.2.]

Basement. The portion of a building having its floor subgrade (below ground level) on all sides. [Also defined in FBC, B, Section 1612.2.]

Design flood. The flood associated with the greater of the following two areas: [Also defined in FBC, B, Section 1612.2.]

- (1) Area with a floodplain subject to a 1-percent or greater chance of flooding in any year; or
- (2) Area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

Design flood elevation. The elevation of the "design flood," including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as Zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to 2 feet. [Also defined in FBC, B, Section 1612.2.]

Development. Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations or any other land disturbing activities.

Encroachment. The placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

Existing building and existing structure. Any buildings and structures for which the "start of construction" commenced before December 26, 1980 [Also defined in FBC, B, Section 1612.2.]

Existing manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before **December 26, 1980.**

Expansion to an existing manufactured home park or subdivision. The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Federal Emergency Management Agency (FEMA). The federal agency that, in addition to carrying out other functions, administers the National Flood Insurance Program.

Flood or flooding. A general and temporary condition of partial or complete inundation of normally dry land from: [Also defined in FBC, B, Section 1612.2.]

- (1) The overflow of inland or tidal waters.
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood damage-resistant materials. Any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair. [Also defined in FBC, B, Section 1612.2.]

Flood hazard area. The greater of the following two areas: [Also defined in FBC, B, Section 1612.2.]

- (1) The area within a floodplain subject to a 1-percent or greater chance of flooding in any year.
- (2) The area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

Flood Insurance Rate Map (FIRM). The official map of the community on which the Federal Emergency Management Agency has delineated both special flood hazard areas and the risk premium zones applicable to the community. [Also defined in FBC, B, Section 1612.2.]

Flood Insurance Study (FIS). The official report provided by the Federal Emergency Management Agency that contains the Flood Insurance Rate Map, the Flood Boundary and Floodway Map (if applicable), the water surface elevations of the base flood, and supporting technical data. [Also defined in FBC, B, Section 1612.2.]

Floodplain Administrator. The office or position designated and charged with the administration and enforcement of this ordinance (may be referred to as the Floodplain Manager).

Floodplain development permit or approval. An official document or certificate issued by the community, or other evidence of approval or concurrence, which authorizes performance of specific development activities that are located in flood hazard areas and that are determined to be compliant with this ordinance.

Floodway. The channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. [Also defined in FBC, B, Section 1612.2.]

Floodway encroachment analysis. An engineering analysis of the impact that a proposed encroachment into a floodway is expected to have on the floodway boundaries and base flood elevations; the evaluation shall be prepared by a qualified Florida licensed engineer using standard engineering methods and models.

Florida Building Code. The family of codes adopted by the Florida Building Commission, including: *Florida Building Code, Building*; *Florida Building Code, Residential*; *Florida Building Code, Existing Building*; *Florida Building Code, Mechanical*; *Florida Building Code, Plumbing*; *Florida Building Code, Fuel Gas*.

Functionally dependent use. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term does not include long-term storage or related manufacturing facilities.

Highest adjacent grade. The highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure.

Historic structure. Any structure that is determined eligible for the exception to the flood hazard area requirements of the *Florida Building Code, Existing Building*, Chapter 11 Historic Buildings.

Letter of Map Change (LOMC). An official determination issued by FEMA that amends or revises an effective Flood Insurance Rate Map or Flood Insurance Study. Letters of Map Change include:

Letter of Map Amendment (LOMA): An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.

Letter of Map Revision (LOMR): A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.

Letter of Map Revision Based on Fill (LOMR-F): A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.

Conditional Letter of Map Revision (CLOMR): A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by

FEMA to revise the effective FIRM.

Light-duty truck. As defined in 40 C.F.R. 86.082-2, any motor vehicle rated at 8,500 pounds Gross Vehicular Weight Rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less, which is:

- (1) Designed primarily for purposes of transportation of property or is a derivation of such a vehicle, or
- (2) Designed primarily for transportation of persons and has a capacity of more than 12 persons; or
- (3) Available with special features enabling off-street or off-highway operation and use.

Lowest floor. The lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the *Florida Building Code* or ASCE 24. [Also defined in FBC, B, Section 1612.2.]

Manufactured home. A structure, transportable in one or more sections, which is eight (8) feet or more in width and greater than four hundred (400) square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle" or "park trailer." [Also defined in 15C-1.0101, F.A.C.]

Manufactured home park or subdivision. A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market value. The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this ordinance, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by a qualified independent appraiser, Actual Cash Value (replacement cost depreciated for age and quality of construction), or tax assessment value adjusted to approximate market value by a factor provided by the Property Appraiser.

New construction. For the purposes of administration of this ordinance and the flood resistant construction requirements of the *Florida Building Code*, structures for which the "start of construction" commenced on or after **December 26, 1980** and includes any subsequent improvements to such structures.

New manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the

manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after December 26, 1980.

Park trailer. A transportable unit which has a body width not exceeding fourteen (14) feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. [Defined in 320.01, F.S.]

Recreational vehicle. A vehicle, including a park trailer, which is: [See section 320.01, F.S.)

- (1) Built on a single chassis;
- (2) Four hundred (400) square feet or less when measured at the largest horizontal projection;
- (3) Designed to be self-propelled or permanently towable by a light-duty truck; and
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Special flood hazard area. An area in the floodplain subject to a 1 percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMS as Zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V. [Also defined in FBC, B Section 1612.2.]

Start of construction. The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns.

Permanent construction does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual “start of construction” means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Also defined in FBC, B Section 1612.2.]

Substantial damage. Damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. [Also defined in FBC, B Section 1612.2.]

Substantial improvement. Any repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either: [Also defined in FBC, B, Section 1612.2.]

- (1) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
- (2) Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.

Variance. A grant of relief from the requirements of this ordinance, or the flood resistant construction requirements of the *Florida Building Code*, which permits construction in a manner that would not otherwise be permitted by this ordinance or the *Florida Building Code*.

Watercourse. A river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically.

SECTION 21. FLOOD RESISTANT DEVELOPMENT

a. BUILDINGS AND STRUCTURES

i. Design and construction of buildings, structures and facilities exempt from the *Florida Building Code*. Pursuant to Section 15(c) of this ordinance, buildings, structures, and facilities that are exempt from the *Florida Building Code*, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, shall be designed and constructed in accordance with the flood load and flood resistant construction requirements of ASCE 24. Structures exempt from the *Florida Building Code* that are not walled and roofed buildings shall comply with the requirements of Section 21(g) of this ordinance.

b. SUBDIVISIONS

i. Minimum requirements. All proposed new development shall be reviewed to determine that:

A. Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;

B. All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and

C. Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

ii. **Subdivision plats.** Where any portion of proposed subdivisions including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:

A. Delineation of flood hazard areas, floodway boundaries and flood zones, and design flood elevations, as appropriate, shall be shown on preliminary plats;

B. Where the subdivision has more than 50 lots or is larger than 5 acres and base flood elevations are not included on the FIRM, the base flood elevations determined in accordance with Section 16(b)(i) of this ordinance; and

C. Compliance with the site improvement and utilities requirements of this ordinance.

c, **SITE IMPROVEMENTS, UTILITIES AND LIMITATIONS**

i. **Minimum requirements.** All proposed new development shall be reviewed to determine that:

A. Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;

B. All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and

C. Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

ii. **Sanitary sewage facilities.** All new and replacement sanitary sewage facilities, private sewage treatment plants (including all pumping stations and collector systems), and on-site waste disposal systems shall be designed in accordance with the standards for onsite sewage treatment and disposal systems in Chapter 64E-6, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into flood waters, and impairment of the facilities and systems.

iii. **Water supply facilities.** All new and replacement water supply facilities shall be designed in accordance with the water well construction standards in Chapter 62-532.500, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration

of floodwaters into the systems.

iv. Limitations on sites in regulatory floodways. No development, including but not limited to site improvements, and land disturbing activity involving fill or regrading, shall be authorized in the regulatory floodway unless the floodway encroachment analysis required in Section 16(c)(i) of this ordinance demonstrates that the proposed development or land disturbing activity will not result in any increase in the base flood elevation.

v. Limitations on placement of fill. Subject to the limitations of this ordinance, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, if intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the *Florida Building Code*.

d. MANUFACTURED HOMES

i. General. All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to section 320.8249, F.S., and shall comply with the requirements of Chapter 15C-1, F.A.C. and the requirements of this ordinance.

ii. Foundations. All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that are designed in accordance with the foundation requirements of the Florida Building Code Residential Section R322.2 and this ordinance.

iii. Anchoring. All new manufactured homes and replacement manufactured homes shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame ties to ground anchors. This anchoring requirement is in addition to applicable state and local anchoring requirements for wind resistance.

iv. Elevation. Manufactured homes that are placed, replaced, or substantially improved shall comply with Section 21(d)(iv)(A) or 21(d)(iv)(B) of this ordinance, as applicable.

A. General elevation requirement. Unless subject to the requirements of Section 21(d)(iv)(B) of this ordinance, all manufactured homes that are placed, replaced, or substantially improved on sites located: (a) outside of a manufactured home park or subdivision; (b) in a new manufactured home park or subdivision; (c) in an expansion to an existing manufactured home park or subdivision;

or (d) in an existing manufactured home park or subdivision upon which a manufactured home has incurred "substantial damage" as the result of a flood, shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the *Florida Building Code, Residential* Section R322.2 (Zone A).

B. Elevation requirement for certain existing manufactured home parks and subdivisions. Manufactured homes that are not subject to Section 21(d)(iv)(A) of this ordinance, including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where substantial damage as result of flooding has occurred, shall be elevated such that either the:

I. Bottom of the frame of the manufactured home is at or above the elevation required in the Florida Building Code, Residential Section R322.2 (Zone A); or,

II. Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 36 inches in height above grade.

C. Enclosures. Enclosed areas below elevated manufactured homes shall comply with the requirements of the *Florida Building Code, Residential* Section R322 for such enclosed areas..

D. Utility equipment. Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, shall comply with the requirements of the *Florida Building Code, Residential* Section R322.

e. RECREATIONAL VEHICLES AND PARK TRAILERS

i. Temporary placement. Recreational vehicles and park trailers placed temporarily in flood hazard areas shall:

A. Be on the site for fewer than 180 consecutive days; or

B. Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches.

ii. Permanent placement. Recreational vehicles and park trailers that do not meet the limitations in Section 21(e)(i) of this ordinance for temporary placement shall meet the requirements of Section 21(d) of this ordinance for manufactured homes.

f. TANKS

i. **Underground tanks.** Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty.

ii. **Above-ground tanks, not elevated.** Above-ground tanks that do not meet the elevation requirements of Section 21(f)(iii) of this ordinance shall be permitted in flood hazard areas, provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.

iii. **Above-ground tanks, elevated.** Above-ground tanks in flood hazard areas shall be attached to and elevated to or above the design flood elevation on a supporting structure that is designed to prevent flotation, collapse or lateral movement during conditions of the design flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area.

iv. **Tank inlets and vents.** Tank inlets, fill openings, outlets and vents shall be:

A. At or above the design flood elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the design flood; and

B. Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.

g. OTHER DEVELOPMENT

i. **General requirements for other development.** All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in this ordinance or the *Florida Building Code*, shall:

A. Be located and constructed to minimize flood damage;

B. Meet the limitations of Section 21(c)(iv) of this ordinance if located in a regulated floodway;

C. Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;

D. Be constructed of flood damage-resistant materials; and

E. Have mechanical, plumbing, and electrical systems above the design flood elevation, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood

elevation provided it conforms to the provisions of the electrical part of building code for wet locations.

ii. **Fences in regulated floodways.** Fences in regulated floodways that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the limitations of Section (21)(c)(iv) of this ordinance.

iii. **Retaining walls, sidewalks and driveways in regulated floodways.** Retaining walls and sidewalks and driveways that involve the placement of fill in regulated floodways shall meet the limitations of Section (21)(c)(iv) of this ordinance.

iv. **Roads and watercourse crossings in regulated floodways.** Roads and watercourse crossings, including roads, bridges, culverts, low-water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, that encroach into regulated floodways shall meet the limitations of Section 21(c)(iv) of this ordinance. Alteration of a watercourse that is part of a road or watercourse crossing shall meet the requirements of Section 16(c)(iii) of this ordinance.

SECTION 22. The Wildwood Code of Ordinances, Chapter 7, Article I, Section 7-2 is amended by the following administrative amendments to the Florida Building Code Building.

107.6.1 Building permits issued on the basis of an affidavit. Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Sections 59 and 60), the authority granted to the Building Official to issue permits, to rely on inspections, and to accept plans and construction documents on the basis of affidavits and plans submitted pursuant to Section 105.14 and Section 107.6, shall not extend to the flood load and flood resistance construction requirements of the Florida Building Code.

117 VARIANCES IN FLOOD HAZARD AREAS

117.1 Flood hazard areas. Pursuant to section 553.73(5), F.S., the variance procedures adopted in the local floodplain management ordinance shall apply to requests submitted to the Building Official for variances to the provisions of Section 1612.4 of the Florida Building Code, Building or, as applicable, the provisions of R322 of the Florida Building Code, Residential. This section shall not apply to Section 3109 of the Florida Building Code, Building.

SECTION 23. FISCAL IMPACT STATEMENT.

In terms of design, plan application review, construction and inspection of buildings and

structures, the cost impact as an overall average is negligible in regard to the local technical amendments because all development has been subject to the requirements of the local floodplain management ordinance adopted for participation in the National Flood Insurance Program. In terms of lower potential for flood damage, there will be continued savings and benefits to consumers.

SECTION 24. APPLICABILITY.

For the purposes of jurisdictional applicability, this ordinance shall apply in the City of Wildwood. This ordinance shall apply to all applications for development, including building permit applications and subdivision proposals, submitted on or after **September 27, 2013**.

SECTION 25. REPEALER.

Any and all ordinances and regulations in conflict herewith are hereby repealed to the extent of any conflict.

SECTION 26. INCLUSION INTO THE CODE OF ORDINANCES.

It is the intent of the City Commission that the provisions of this ordinance shall become and be made a part of the City of Wildwood's Code of Ordinances.

SECTION 27. SEVERABILITY.

If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared.

SECTION 28. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its final adoption by the City Commission.

PASSED AND ORDAINED this ____ day of _____, 2013, by the City Commission of the City of Wildwood, Florida.

SEAL

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

First Reading: _____

Second Reading: _____

Approved as to form:

Ashley Hunt, City Attorney

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Amsdell Storage Ventures XV, LLC, Comp. Plan Amendment, CP 1308-01

Approval of Ordinance O2013-41.

REQUESTED ACTION:

<input type="checkbox"/> Work Session (Report Only)	DATE OF MEETING: <u>9/10/13 First Reading</u>
<input checked="" type="checkbox"/> Regular Meeting	<u>9/24/13 Adoption</u>
	<input type="checkbox"/> Special Meeting

CONTRACT: <input checked="" type="checkbox"/> N/A	Vendor/Entity: _____
Effective Date: _____	Termination Date: _____
Managing Division / Dept: _____	_____

BUDGET IMPACT: _____

<input type="checkbox"/> Annual	FUNDING SOURCE: _____
<input type="checkbox"/> Capital	EXPENDITURE ACCOUNT: _____
<input checked="" type="checkbox"/> N/A	

HISTORY/FACTS/ISSUES:

The applicant, Richard Beavers for Amsdell Storage Ventures, LLC, seeks approval for a Small Scale Future Land Use Map Amendment to the adopted Comprehensive Plan. On September 3, 2013 the case was heard before the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency in which the Special Magistrate recommended approval of Ordinance O2013-41. **Staff also recommends approval of Ordinance 02013-41 (attached).**

The 4.75 +/- acre subject parcel is intended to be utilized for a self-storage facility. The amendment reassigns the property from Sumter County "Commercial" to City "Commercial" and is consistent with the Joint Planning Area Future Land Use Map. Subject to approval of this small-scale land use change approval, the applicant has submitted a rezoning application for consideration.

Staff believes a Future Land Use Map designation of "Commercial" is appropriate based on the intended use of the property and should be approved for the following reasons:

- Justification of the proposed amendment has been adequately presented;
- The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan;
- The subject amendment does not meet the criteria of urban sprawl or exemplify an energy inefficient land use pattern;
- The proposed amendment will not have an adverse effect on environmentally sensitive systems;
- The proposed amendment will not adversely affect transportation, potable water, sewer, schools, or other public facilities without providing remedies to correct the system or facility.

The attached maps illustrate the subject parcel's relation to the surrounding area as well as the existing and proposed Future Land Use Map designations within the vicinity.

A handwritten signature in black ink that reads "Melanie D. Peavy". The signature is written in a cursive, flowing style.

Melanie D. Peavy
Development Services Director

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, September 3rd, 2013 by the Special Magistrate. The applicant seeks a small scale comprehensive plan amendment from County "Commercial" to City "Commercial" on 4.75 +/- acres. The site is generally located to the southeast of the intersection of C-466 and C-106. The Engineer of Record is Charles C. Hiott with B.E.S.and H. Inc., of Tavares, Florida.

Case: CP 1308-01

Parcel: D17=062

Owner: Amsdell Storage Ventures XV, LLC

Applicant: Richard Beavers for Amsdell Storage Ventures XV, LLC

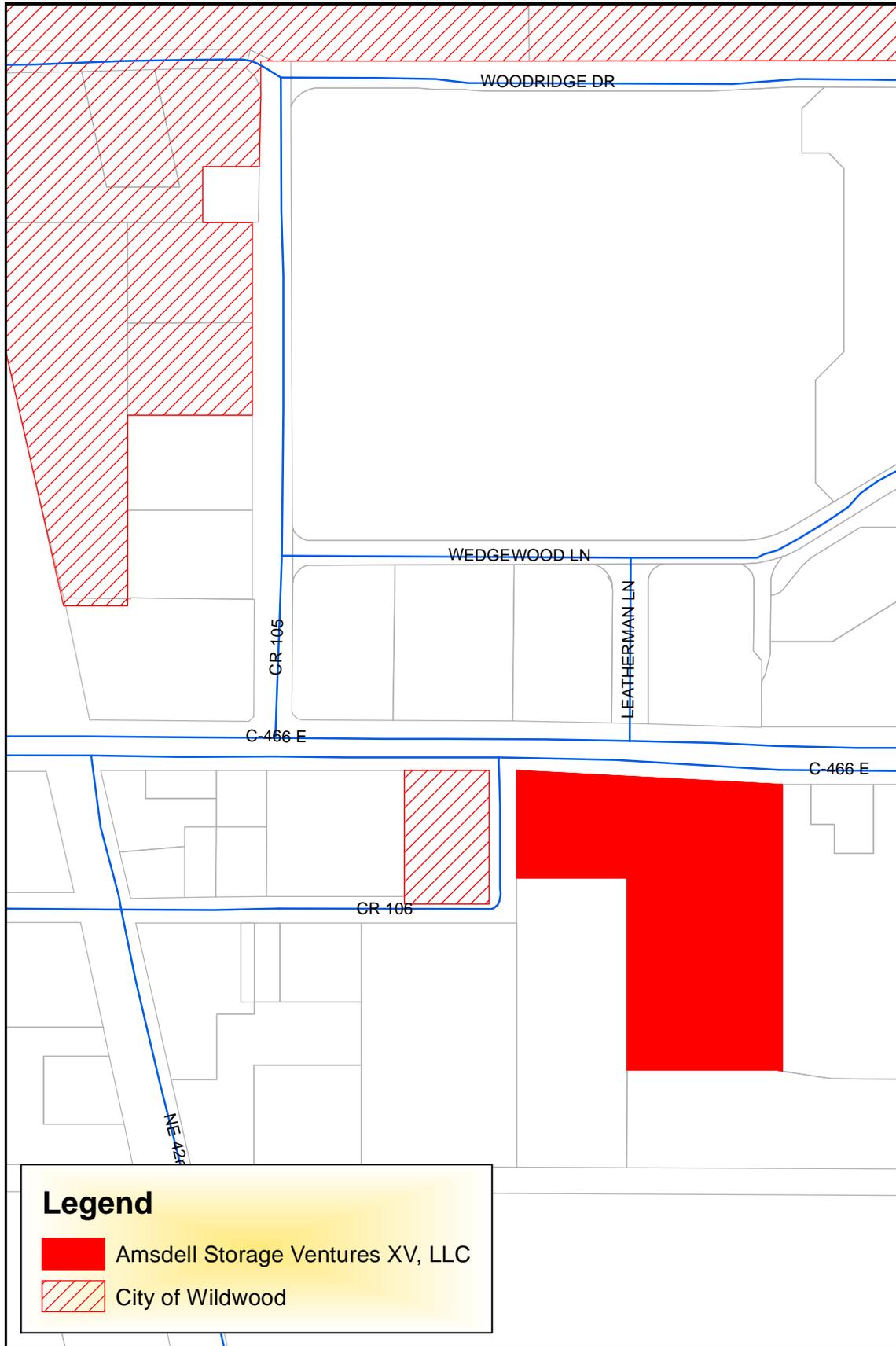
Under subsection 1.7(C) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed comprehensive plan amendments in accordance with the procedure outlined in subsection 1.14 (B)(2) and the criteria for the approval of comprehensive plan amendments as defined in subsection 1.7(D) of the LDRs.

Based upon the testimony and information presented, the Special Magistrate recommends approval of the small scale land use map amendment and favorable recommendation of Ordinance O2013-41 to the City Commission.

Dated: _____

/Proposed/

Archie O. Lowry, Jr.
Special Magistrate City of Wildwood



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Legend

-  Amsdell Storage Ventures XV, LLC
-  City of Wildwood



City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
www.wildwood-fl.gov



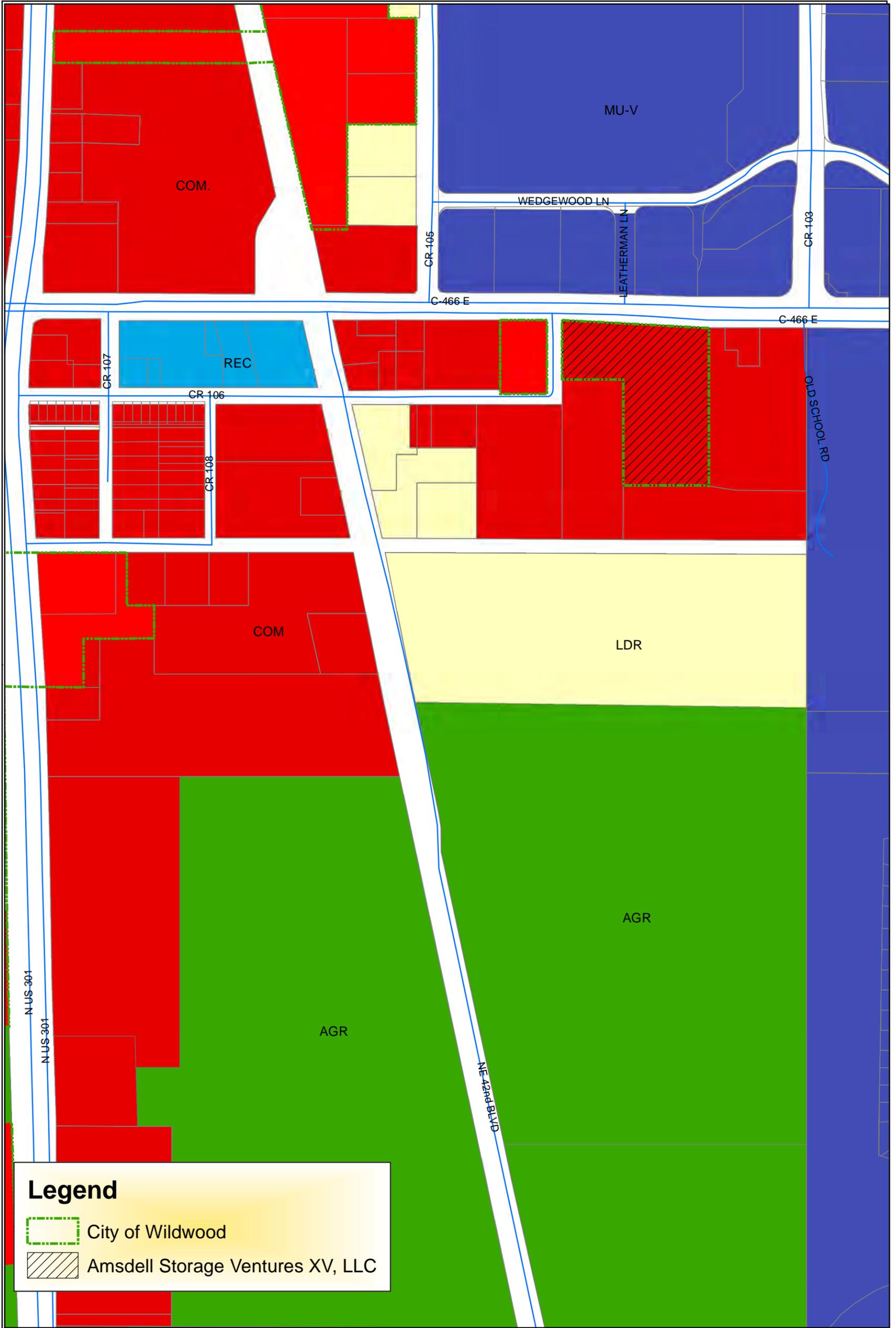
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AMSDELL STORAGE VENTURES XV, LLC

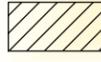
WILDWOOD, FLORIDA

August 2013

LOCATION MAP



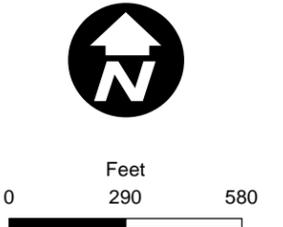
Legend

-  City of Wildwood
-  Amsdell Storage Ventures XV, LLC

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City of Wildwood
 100 North Main Street
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 Phone: (352) 330-1330
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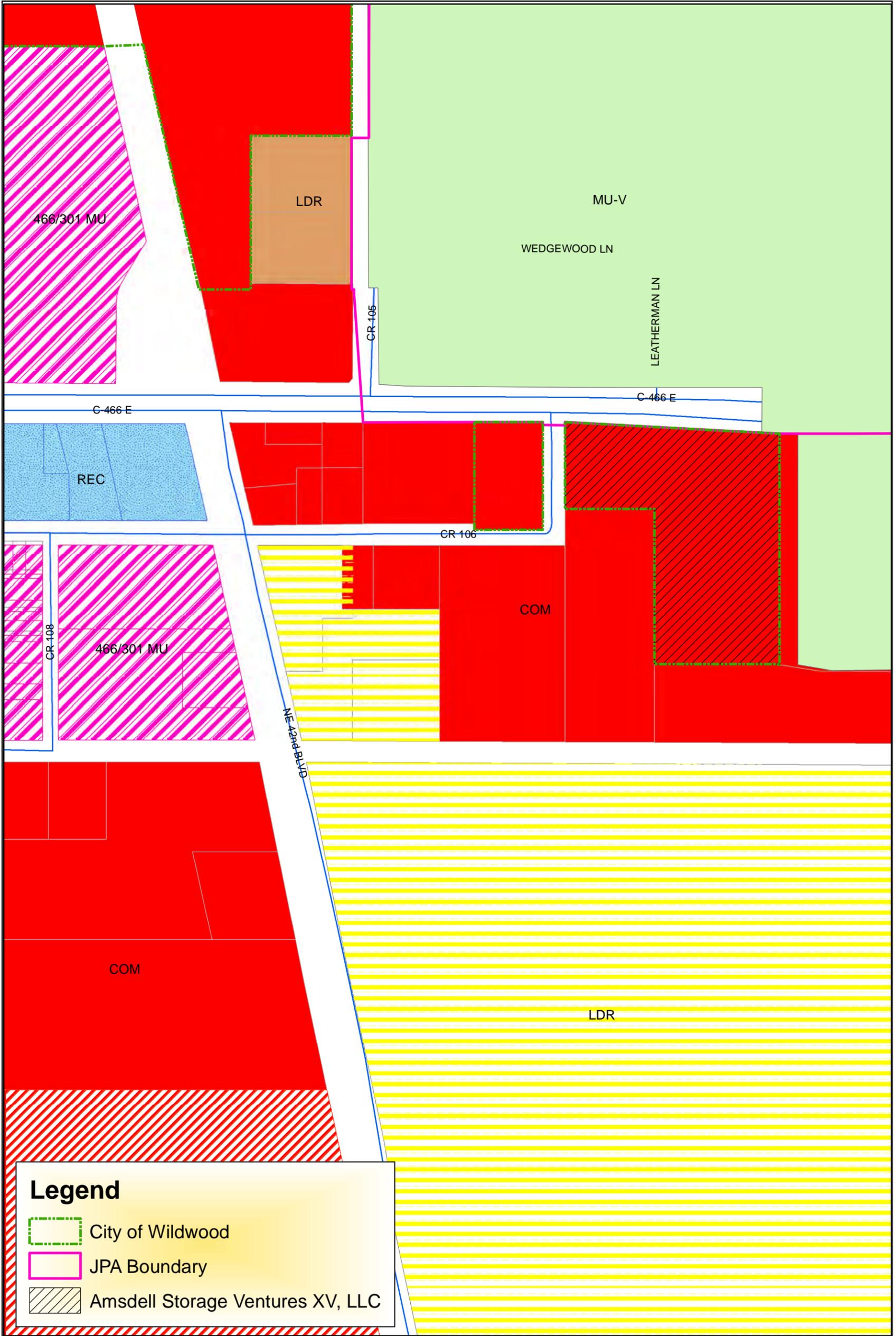


AMSDELL STORAGE VENTURES XV, LLC

WILDWOOD, FLORIDA

AUGUST 2013

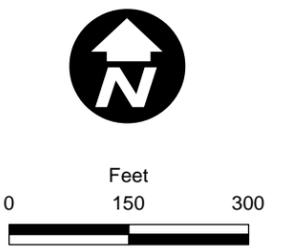
EXISTING FUTURE LAND USE



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City of Wildwood
100 North Main Street
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AMSDELL STORAGE VENTURES XV, LLC

WILDWOOD, FLORIDA

AUGUST 2013

JPA MAP

ORDINANCE NO. O2013-41

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;
PROPOSING A SMALL SCALE LAND USE AMENDMENT
TO THE ADOPTED LOCAL COMPREHENSIVE PLAN AND
FUTURE LAND USE MAP IN ACCORDANCE WITH THE
COMMUNITY PLANNING ACT OF 2011, AS AMENDED;
PROVIDING FOR CODIFICATION; PROVIDING FOR
CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcel # D17=062
Amsdell Storage Ventures XV, LLC
4.7 +/- Acres

LEGAL DESCRIPTION:

THE EAST 274.80 FEET OF BLOCKS "E" AND "F", AND BLOCKS "H" AND "I", IN THE TOWN OF OXFORD AND THAT PART OF MAIN STREET LYING BETWEEN THE ABOVE DESCRIBED BLOCKS, ALL IN THE TOWN OF OXFORD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 32 AND 33, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS:

THE NORTH 25.00 FEET THEREOF FOR COUNTY ROAD 466.

ALSO LESS: (SOUTHWESTERLY ADJOINER)

COMMENCE AT THE NORTHWEST CORNER OF THE EAST 274.80 FEET OF BLOCK "E", RUN S00°00'20"W, 230.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S89°44'09"E, 210.00 FEET, THENCE S00°00'20"W, 557.60 FEET, THENCE N89°44'09"W, 210.00 FEET, THENCE N00°00'20"E, 557.60 FEET TO THE POINT OF BEGINNING.

ALSO LESS: (SOUTHERLY ADJOINER)

THAT PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK "I"; THENCE N89°23'30"W, ALONG THE SOUTH LINE OF BLOCKS "I" AND "F", 640.00 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF THE EAST 274.80 FEET OF SAID BLOCK "F"; THENCE DEPARTING SAID SOUTH LINE OF BLOCK "F", N00°24'09"E, 180.00 FEET; THENCE S89°23'30"E, 291.77 FEET; THENCE S81°07'56"E, 104.41 FEET; THENCE S89°23'30"E, 244.96 FEET TO THE EAST LINE OF BLOCK "I"; THENCE S00°24'09"W, 165.00 FEET TO THE POINT OF THE BEGINNING.

ALSO LESS:

THAT PORTION OF BLOCKS "E" AND "H" IN THE TOWN OF OXFORD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 32 AND 33, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 466, SAID SOUTH RIGHT OF WAY LINE BEING 25.00 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF COUNTY ROAD 466, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT OF INTERSECTION WITH THE EAST LINE OF THE NW ¼ OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND THE CENTERLINE OF COUNTY ROAD 466; THENCE S00°24'09"W, 25.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 466; THENCE N89°23'30"W ALONG SAID SOUTH RIGHT OF WAY LINE, 348.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°23'30"W, 351.16 FEET; THENCE S01°54'45"W, 10.73 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 8,950.00 FEET, AND A CHORD BEARING AND DISTANCE OF S87°16'43"E, 141.11 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°54'12", AN ARC DISTANCE OF 141.12 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 9,050.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°20'00", AN ARC DISTANCE 210.58 FEET; THENCE N00°24'09"E, 22.91 FEET TO THE POINT OF BEGINNING.

ALSO LESS (EASTERLY ADJOINER)

THE EAST 348.23 FEET OF BLOCKS "H" AND "I", IN THE TOWN OF OXFORD AND THE EAST 348.23 FEET OF THAT PART OF MAIN STREET LYING BETWEEN THE ABOVE DESCRIBED BLOCKS, ALL IN THE TOWN OF OXFORD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 32 AND 33, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS:
THE NORTH 25.00 FEET THEREOF FOR COUNTY ROAD 466.

ALSO LESS:
ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK "I"; THENCE N89°23'30"W, ALONG THE SOUTH LINE OF BLOCKS "I" AND "F", 640.00 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF THE EAST 274.80 FEET OF SAID BLOCK "F"; THENCE DEPARTING SAID SOUTH LINE OF BLOCK "F", N00°24'09"E, 180.00 FEET; THENCE S89°23'30"E, 291.77 FEET; THENCE S81°07'56"E, 104.41 FEET; THENCE S89°23'30"E, 244.96 FEET TO THE EAST LINE OF BLOCK "I"; THENCE S00°24'09"W, 165.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 207,007 SQUARE FEET OR 4.752 ACRES MORE OR LESS.

This property is to be reclassified from County comprehensive plan category "Commercial" to City comprehensive plan category "Commercial."

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the City Commission of Wildwood, Florida, as follows:

SECTION 1. The proposed amendment has been found to be consistent with the Joint Planning Area Future Land Use Map between the City and Sumter County.

SECTION 2. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 3. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 4. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 5. This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2013, by the City Commission of the City of Wildwood, Florida.

CITY
S E A L

CITY COMMISSION
OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

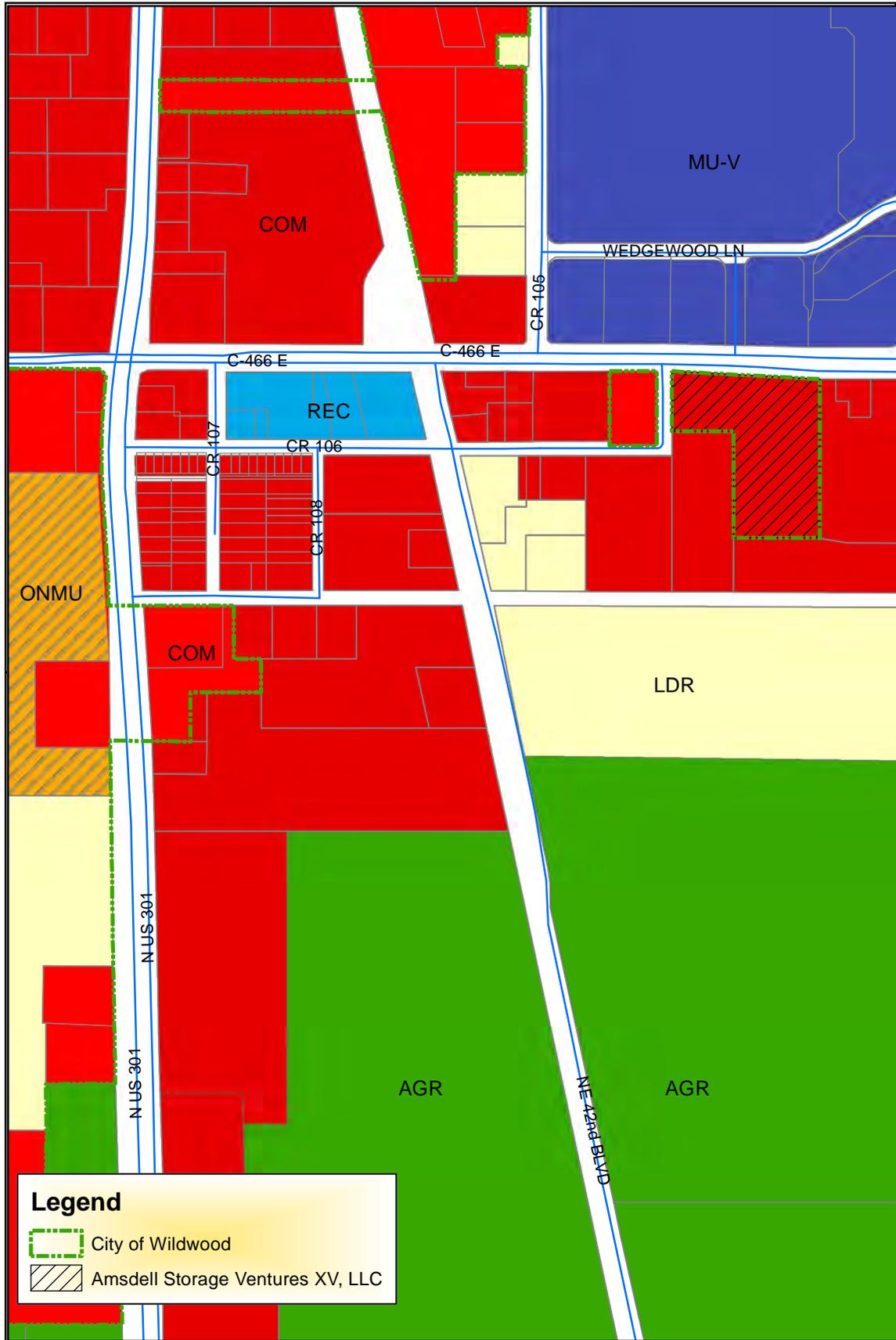
Ashley Hunt, City Attorney

Ordinance O2013-41

“Exhibit A”

Amsdell Storage Ventures XV, LLC

Future Land Use Map Designation



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Legend

-  City of Wildwood
-  Amsdell Storage Ventures XV, LLC



City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
www.wildwood-fl.gov



0 Feet 290 580

AMSDELL STORAGE VENTURES XV, LLC

WILDWOOD, FLORIDA

AUGUST 2013

PROPOSED FUTURE LAND USE

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Amsdell Storage Ventures XV, LLC Rezoning – RZ 1308-01

REQUESTED ACTION: Approval of Ordinance O2013-42.

<input type="checkbox"/> Work Session (Report Only)	DATE OF MEETING: <u>9/10/13 First Reading</u>
<input checked="" type="checkbox"/> Regular Meeting	<u>9/24/13 Adoption</u>
	<input type="checkbox"/> Special Meeting

CONTRACT: <input checked="" type="checkbox"/> N/A	Vendor/Entity: _____
Effective Date: _____	Termination Date: _____
Managing Division / Dept: _____	_____

BUDGET IMPACT: _____

<input type="checkbox"/> Annual	FUNDING SOURCE: _____
<input type="checkbox"/> Capital	EXPENDITURE ACCOUNT: _____
<input checked="" type="checkbox"/> N/A	

HISTORY/FACTS/ISSUES:

The applicant, Richard Beavers for Amsdell Storage Ventures XV, LLC, seeks approval from the City Commission for a rezoning from Sumter County "CL: Light Commercial" to City of Wildwood "C-3: General Commercial – Highway."

The 4.75 +/- acre subject property is located to the southeast of the intersection of C-466 and C-106. The property is subject to a concurrent Small Scale Comprehensive Plan amendment to change the future land use to City "Commercial". The requested zoning of "C-3: General Commercial – Highway" would bring the property into compliance with the proposed Future Land Use Map designation.

Staff recommends approval of Ordinance O2013-42 subject to approval of Ordinance O2013-41, which establishes a future land use appropriate to the proposed zoning.

Case RZ 1308-01 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, September 3rd, 2013. The Planning & Zoning Board/Special Magistrate gave a favorable recommendation of the rezoning to the City Commission pending the approval of the annexation.



Melanie D. Peavy
Development Services Director

City of Wildwood
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, September 3rd, 2013 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment from Sumter County "CL: Light Commercial" to City "C-3: General Commercial – Highway" for parcel D17=062 on 4.75 +/- acres. The site is generally located to the southeast of the intersection of C-466 and C-106. The Engineer of Record is Charles C. Hiott with B.E.S. and H., Inc. of Tavares, Florida.

Case: RZ 1308-01

Parcel: D17=062

Owner: Amsdell Storage Ventures XV, LLC

Applicant: Richard Beavers for Amsdell Storage Ventures XV, LLC

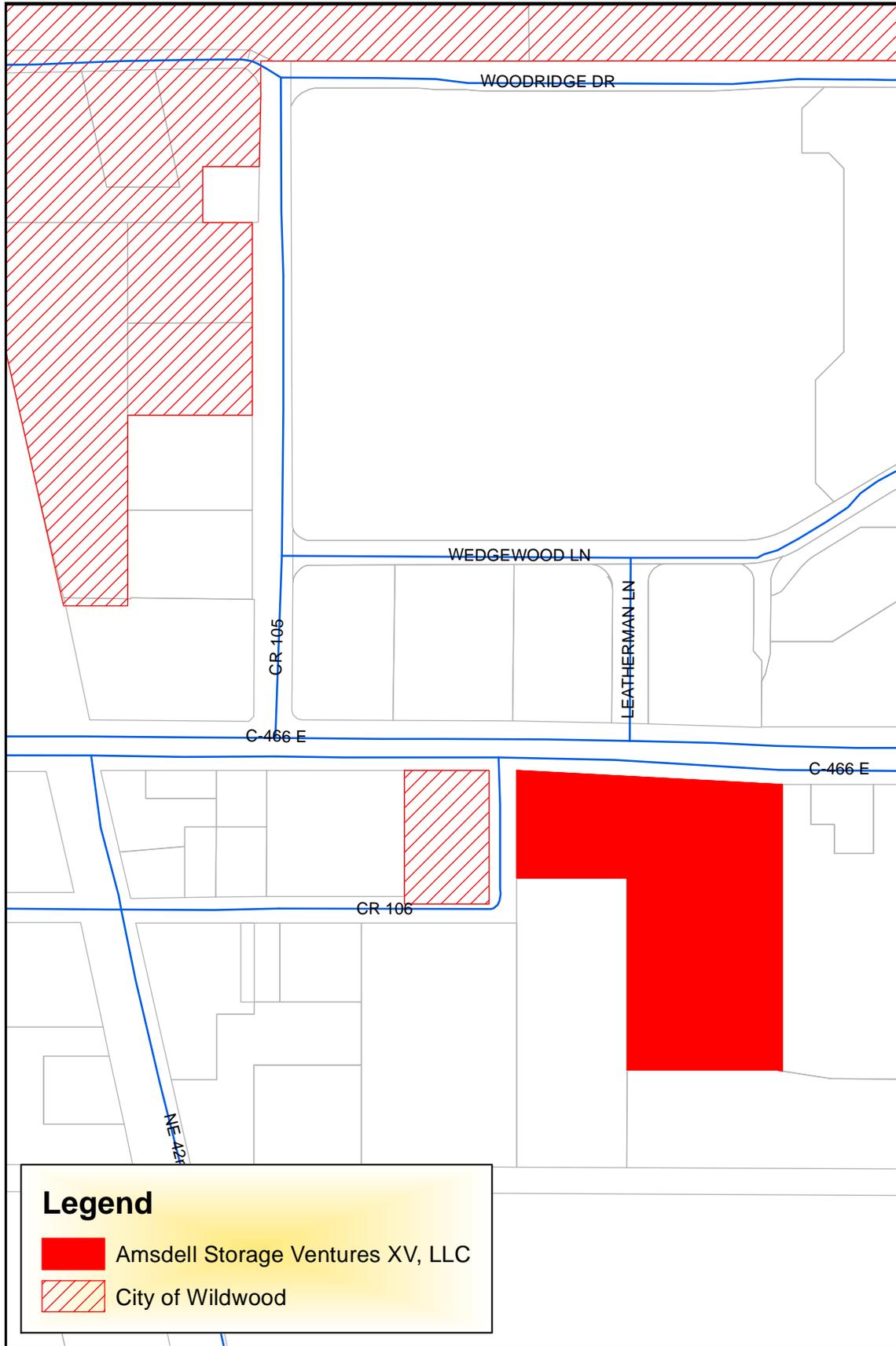
Under subsections 1.7(B)(2) and 3.3(B)(3) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed zoning amendments in accordance with the procedure outlined in subsection 1.14 (B)(3) and the criteria for the approval of zoning amendments as defined in subsection 3.3(B)(4) of the LDRs.

Based upon the testimony and information presented, the Special Magistrate recommends approval of the Zoning Map Amendment and favorable recommendation of Ordinance O2013-42 to the City Commission.

Dated: _____

/Proposed/

Archie O. Lowry, Jr.
Special Magistrate City of Wildwood



Legend

-  Amsdell Storage Ventures XV, LLC
-  City of Wildwood

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City of Wildwood
100 North Main Street
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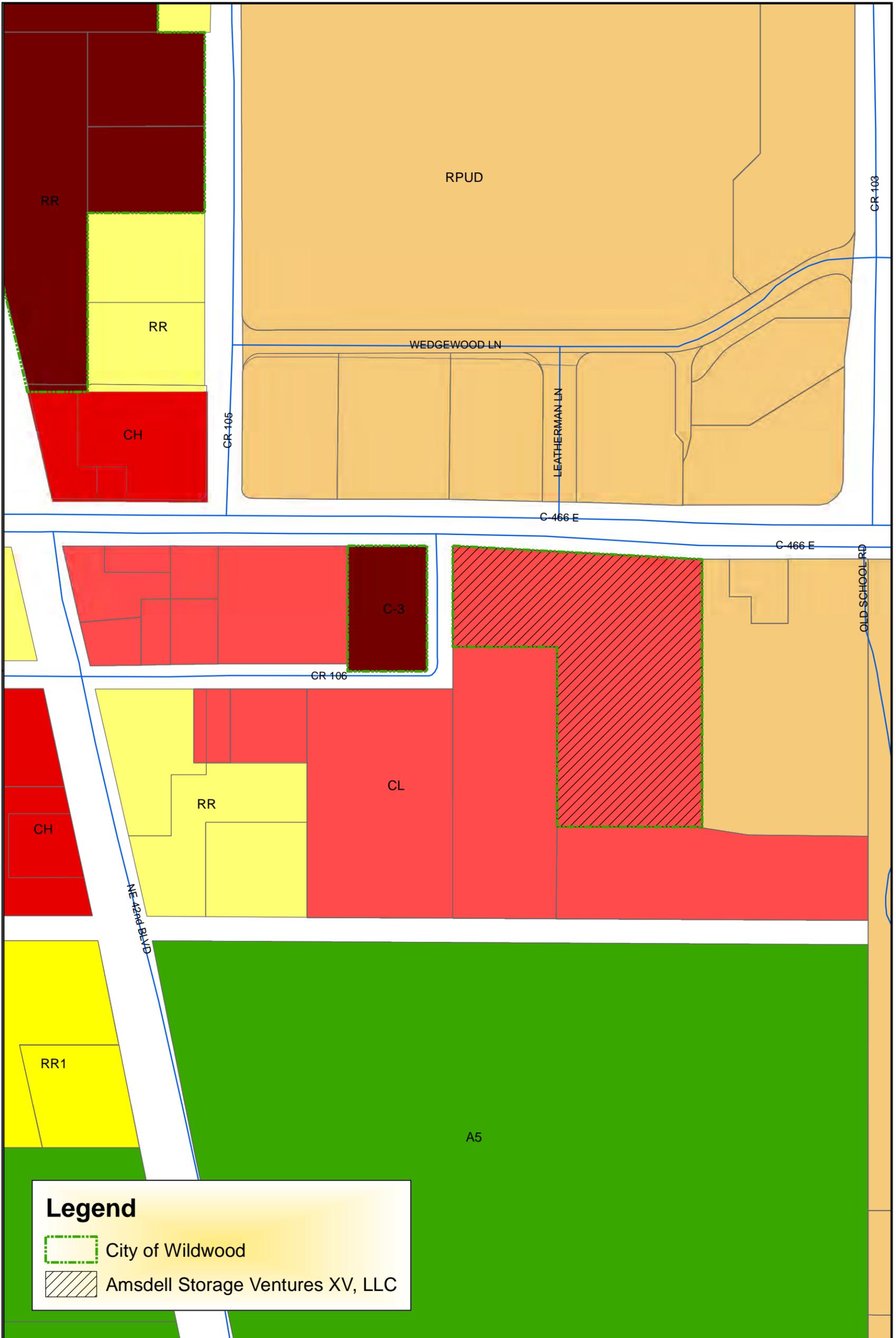
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AMSDELL STORAGE VENTURES XV, LLC

WILDWOOD, FLORIDA

August 2013

LOCATION MAP



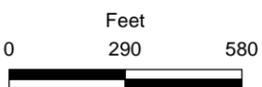
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Legend

- City of Wildwood
- Amsdell Storage Ventures XV, LLC



City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
www.wildwood-fl.gov



AMSDPELL STORAGE VENTURES XV, LLC

WILDWOOD, FLORIDA

AUGUST 2013

EXISTING ZONING

ORDINANCE NO. O2013-42

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; AND PROVIDING FOR AN
EFFECTIVE DATE

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcel # D17=062
Amsdell Storage Ventures XV, LLC
4.7 +/- Acres

LEGAL DESCRIPTION

THE EAST 274.80 FEET OF BLOCKS "E" AND "F", AND BLOCKS "H" AND "I", IN THE TOWN OF OXFORD AND THAT PART OF MAIN STREET LYING BETWEEN THE ABOVE DESCRIBED BLOCKS, ALL IN THE TOWN OF OXFORD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 32 AND 33, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS:

THE NORTH 25.00 FEET THEREOF FOR COUNTY ROAD 466.

ALSO LESS: (SOUTHWESTERLY ADJOINER)

COMMENCE AT THE NORTHWEST CORNER OF THE EAST 274.80 FEET OF BLOCK "E", RUN S00°00'20"W, 230.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S89°44'09"E, 210.00 FEET, THENCE S00°00'20"W, 557.60 FEET, THENCE N89°44'09"W, 210.00 FEET, THENCE N00°00'20"E, 557.60 FEET TO THE POINT OF BEGINNING.

ALSO LESS: (SOUTHERLY ADJOINER)

THAT PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK "I"; THENCE N89°23'30"W, ALONG THE SOUTH LINE OF BLOCKS "I" AND "F", 640.00 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF THE EAST 274.80 FEET OF SAID BLOCK "F"; THENCE DEPARTING SAID SOUTH LINE OF BLOCK "F", N00°24'09"E, 180.00 FEET;

THENCE S89°23'30"E, 291.77 FEET; THENCE S81°07'56"E, 104.41 FEET; THENCE S89°23'30"E, 244.96 FEET TO THE EAST LINE OF BLOCK "I"; THENCE S00°24'09"W, 165.00 FEET TO THE POINT OF THE BEGINNING.

ALSO LESS:

THAT PORTION OF BLOCKS "E" AND "H" IN THE TOWN OF OXFORD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 32 AND 33, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 466, SAID SOUTH RIGHT OF WAY LINE BEING 25.00 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF COUNTY ROAD 466, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT OF INTERSECTION WITH THE EAST LINE OF THE NW ¼ OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND THE CENTERLINE OF COUNTY ROAD 466; THENCE S00°24'09"W, 25.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 466; THENCE N89°23'30"W ALONG SAID SOUTH RIGHT OF WAY LINE, 348.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°23'30"W, 351.16 FEET; THENCE S01°54'45"W, 10.73 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 8,950.00 FEET, AND A CHORD BEARING AND DISTANCE OF S 87°16'43"E, 141.11 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°54'12", AN ARC DISTANCE OF 141.12 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 9,050.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°20'00", AN ARC DISTANCE 210.58 FEET; THENCE N00°24'09"E, 22.91 FEET TO THE POINT OF BEGINNING.

ALSO LESS (EASTERLY ADJOINER)

THE EAST 348.23 FEET OF BLOCKS "H" AND "I", IN THE TOWN OF OXFORD AND THE EAST 348.23 FEET OF THAT PART OF MAIN STREET LYING BETWEEN THE ABOVE DESCRIBED BLOCKS, ALL IN THE TOWN OF OXFORD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 32 AND 33, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS:

THE NORTH 25.00 FEET THEREOF FOR COUNTY ROAD 466.

ALSO LESS:

ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK "I"; THENCE N89°23'30"W, ALONG THE SOUTH LINE OF BLOCKS "I" AND "F", 640.00 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF THE EAST 274.80 FEET OF SAID BLOCK "F"; THENCE DEPARTING SAID SOUTH LINE OF BLOCK "F", N00°24'09"E, 180.00 FEET; THENCE S89°23'30"E, 291.77 FEET; THENCE S81°07'56"E, 104.41 FEET; THENCE S89°23'30"E, 244.96 FEET TO THE EAST LINE OF BLOCK "I"; THENCE S00°24'09"W, 165.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 207,007 SQUARE FEET OR 4.752 ACRES MORE OR LESS.

This property is to be reclassified from County "CL" to City "C-3: General Commercial-Highway."

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the City Commission of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2013, by
the City Commission of the City of Wildwood, Florida.

CITY
S E A L

CITY COMMISSION
OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST:

Joseph Jacobs, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

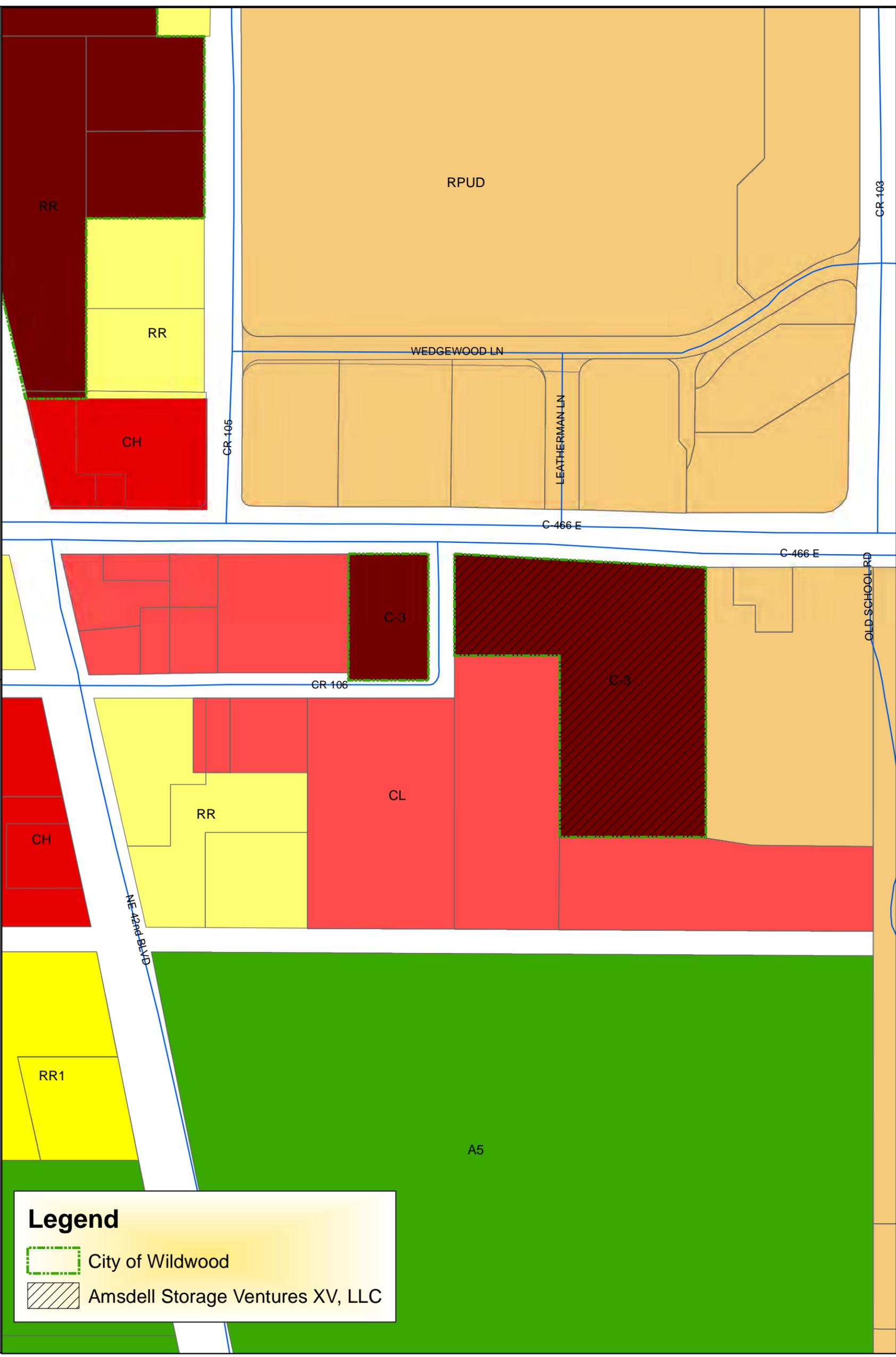
Ashley Hunt, City Attorney

Ordinance O2013-42

“Exhibit A”

Amsdell Storage Ventures XV, LLC

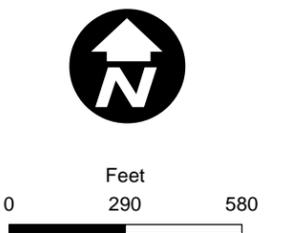
Zoning Map Designation



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City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
www.wildwood-fl.gov



AMSDPELL STORAGE VENTURES XV, LLC

WILDWOOD, FLORIDA

AUGUST 2013 **PROPOSED ZONING**

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Hooper Comp. Plan Amendment, CP 1308-02

Approval of Ordinance O2013-43.

REQUESTED ACTION:

Work Session (Report Only)

DATE OF MEETING: 9/10/13 First Reading
9/24/13 Adoption

Regular Meeting

Special Meeting

CONTRACT:

N/A

Vendor/Entity: _____

Effective Date: _____

Termination Date: _____

Managing Division / Dept: _____

BUDGET IMPACT: _____

- Annual
- Capital
- N/A

FUNDING SOURCE: _____

EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

The applicant, Susan Lee Hooper (Trustee), seeks approval for a Small Scale Future Land Use Map Amendment to the adopted Comprehensive Plan. On September 3rd, 2013 the case was heard before the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency in which the Special Magistrate recommended approval of Ordinance O2013-43. **Staff also recommends approval of Ordinance 02013-43 (attached).**

The 1.88 +/- acre subject parcel is intended to be used as a commercial office in the future. The amendment reassigns the property from "Low Density Residential" to "Commercial." Subject to approval of this small-scale land use change approval, the applicant has submitted a rezoning application for consideration.

Staff believes a Future Land Use Map designation of "Commercial" is appropriate based on the intended use of the property and should be approved for the following reasons:

- Justification of the proposed amendment has been adequately presented;
- The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan;
- The subject amendment does not meet the criteria of urban sprawl or exemplify an energy inefficient land use pattern;
- The proposed amendment will not have an adverse effect on environmentally sensitive systems;
- The proposed amendment will not adversely affect transportation, potable water, sewer, schools, or other public facilities without providing remedies to correct the system or facility.

The attached maps illustrate the subject parcel's relation to the surrounding area as well as the existing and proposed Future Land Use Map designations within the vicinity.

A handwritten signature in black ink that reads "Melanie D. Peavy". The signature is written in a cursive, flowing style.

Melanie D. Peavy
Development Services Director

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, September 3rd, 2013 by the Special Magistrate. The applicant seeks a small scale comprehensive plan amendment from "Low Density Residential" to "Commercial" on 1.88 +/- acres. The site is generally located on the north side of C-466A (Cleveland Ave.) across from the Wildwood Assembly of God.

Case: CP 1308-02

Parcels: G05=010

Owner: Susan Lee Hooper, Trustee

Applicant: SAME

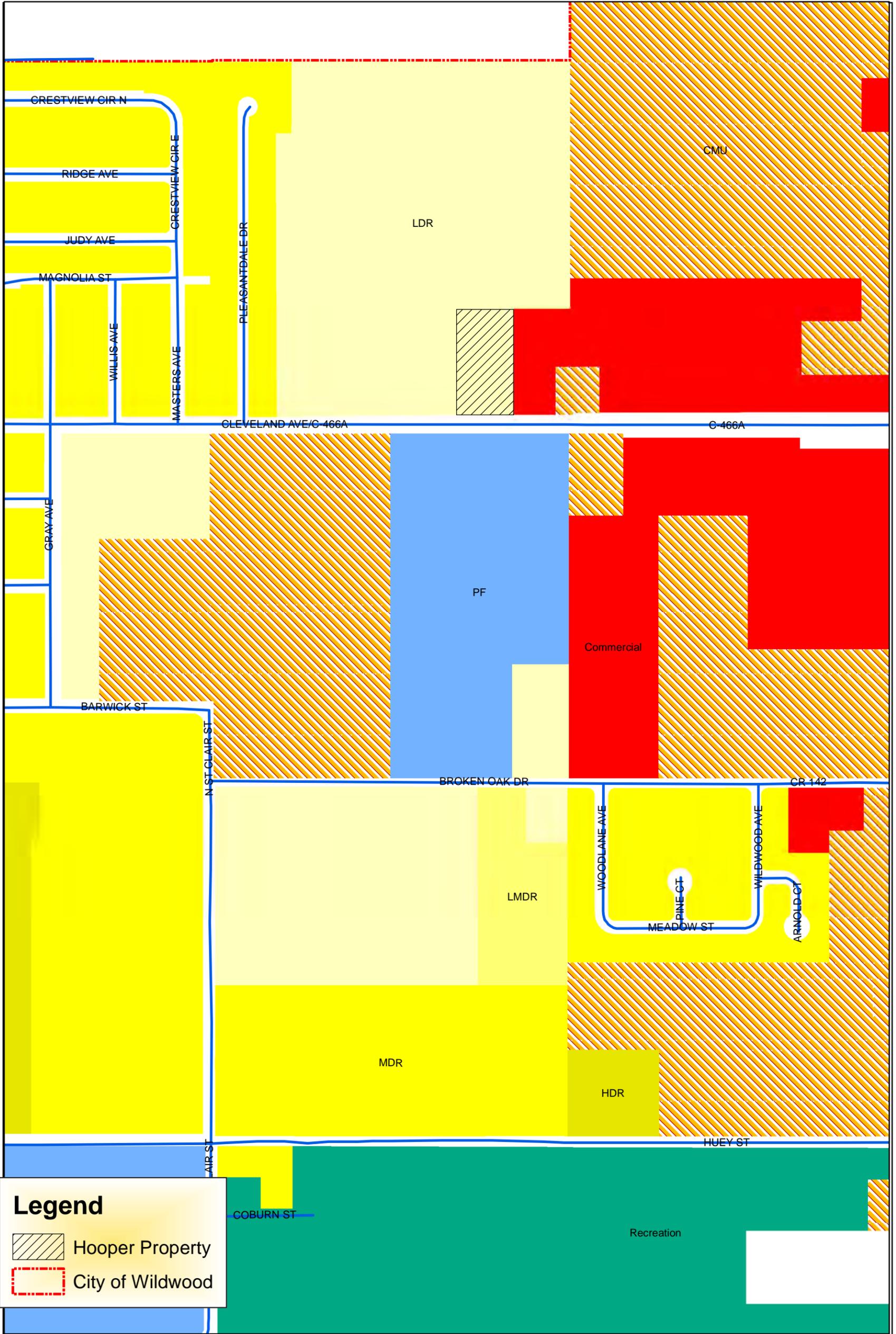
Under subsection 1.7(C) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed comprehensive plan amendments in accordance with the procedure outlined in subsection 1.14 (B)(2) and the criteria for the approval of comprehensive plan amendments as defined in subsection 1.7(D) of the LDRs.

Based upon the testimony and information presented, the Special Magistrate recommends approval of the small scale land use map amendment and favorable recommendation of Ordinance O2013-43 to the City Commission.

Dated: _____

/Proposed/

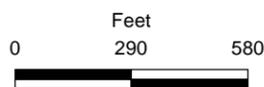
Archie O. Lowry, Jr.
Special Magistrate City of Wildwood



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City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
www.wildwood-fl.gov



HOOPER PROPERTY

WILDWOOD, FLORIDA

AUGUST 2013

FUTURE LAND USE

ORDINANCE NO. O2013-43

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;
PROPOSING A SMALL SCALE LAND USE AMENDMENT
TO THE ADOPTED LOCAL COMPREHENSIVE PLAN AND
FUTURE LAND USE MAP IN ACCORDANCE WITH THE
COMMUNITY PLANNING ACT OF 2011, AS AMENDED;
PROVIDING FOR CODIFICATION; PROVIDING FOR
CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcel # G05=010
Hooper Property
1.88 +/- Acres

LEGAL DESCRIPTION:

BEGIN 70 YARDS WEST OF SE CORNER OF SW 1/4 OF NE 1/4, AND RUN WEST 70 YARDS, NORTH 140 YARDS, EAST 70 YARDS, SOUTH 140 YARDS TO P.O.B. SECTION 5, TOWNSHIP 19, SOUTH OF RANGE 23 EAST.

CONTAINS THEREIN 1.88 ACRES, MORE OR LESS.

This property is to be reclassified from comprehensive plan category "Low Density Residential" to comprehensive plan category "Commercial."

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the City Commission of Wildwood, Florida, as follows:

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2013, by the City Commission of the City of Wildwood, Florida.

CITY
S E A L

CITY COMMISSION
OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

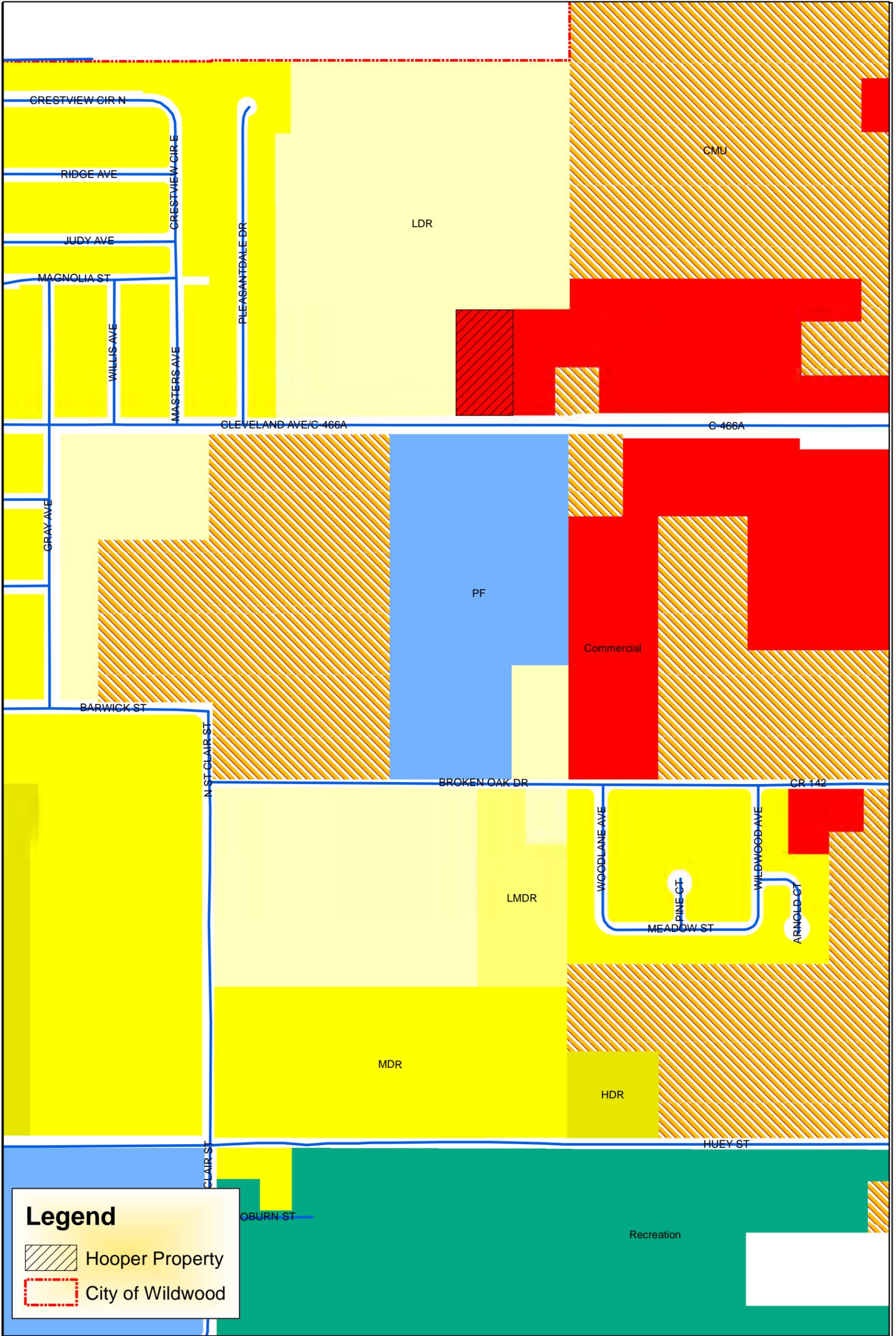
First Reading: _____

Second Reading: _____

Approved as to form:

Ashley Hunt, City Attorney

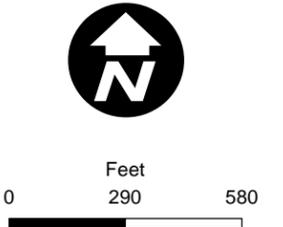
Ordinance O2013-43
“Exhibit A”
Hooper Property
Future Land Use Map Designation



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City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
www.wildwood-fl.gov



HOOPER PROPERTY

WILDWOOD, FLORIDA

AUGUST 2013 PROPOSED FUTURE LAND USE

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Hooper Rezoning – RZ 1308-03

Approval of Ordinance O2013-44.

REQUESTED ACTION:

Work Session (Report Only)

DATE OF MEETING:

9/10/13 First Reading
9/24/13 Adoption

Regular Meeting

Special Meeting

CONTRACT:

N/A

Vendor/Entity: _____

Effective Date: _____

Termination Date: _____

Managing Division / Dept: _____

BUDGET IMPACT: _____

Annual

FUNDING SOURCE: _____

Capital

EXPENDITURE ACCOUNT: _____

N/A

HISTORY/FACTS/ISSUES:

The applicant, Susan Lee Hooper, Trustee, seeks approval from the City Commission for a rezoning from "R-1: Low Density Residential" to "C-1: General Commercial – Downtown."

The 1.88 +/- acre subject property is located on the north side of C-466A (Cleveland Ave), across from the Wildwood Assembly of God. The property is subject to a concurrent Small Scale Comprehensive Plan amendment to change the future land use to City "Commercial." The requested zoning of "C-1: General Commercial – Downtown" would bring the property into compliance with the proposed Future Land Use Map designation.

Staff recommends approval of Ordinance 02013-44 subject to approval of Ordinance O2013-43, which establishes a future land use appropriate to the proposed zoning.

Case RZ 1308-03 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, September 3rd, 2013. The Planning & Zoning Board/Special Magistrate gave a favorable recommendation of the rezoning to the City Commission.



Melanie D. Peavy
Development Services Director

City of Wildwood
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, September 3rd, 2013 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment from City "R-1: Low Density Residential" to City "C-1: General Commercial – Downtown" for parcel G05=010 on 1.88 +/- acres. The site is generally located on the north side of C-466A (Cleveland Ave.) across from the Wildwood Assembly of God.

Case: RZ 1308-03

Parcel: G05=010

Owner: Susan Lee Hooper, Trustee

Applicants: SAME

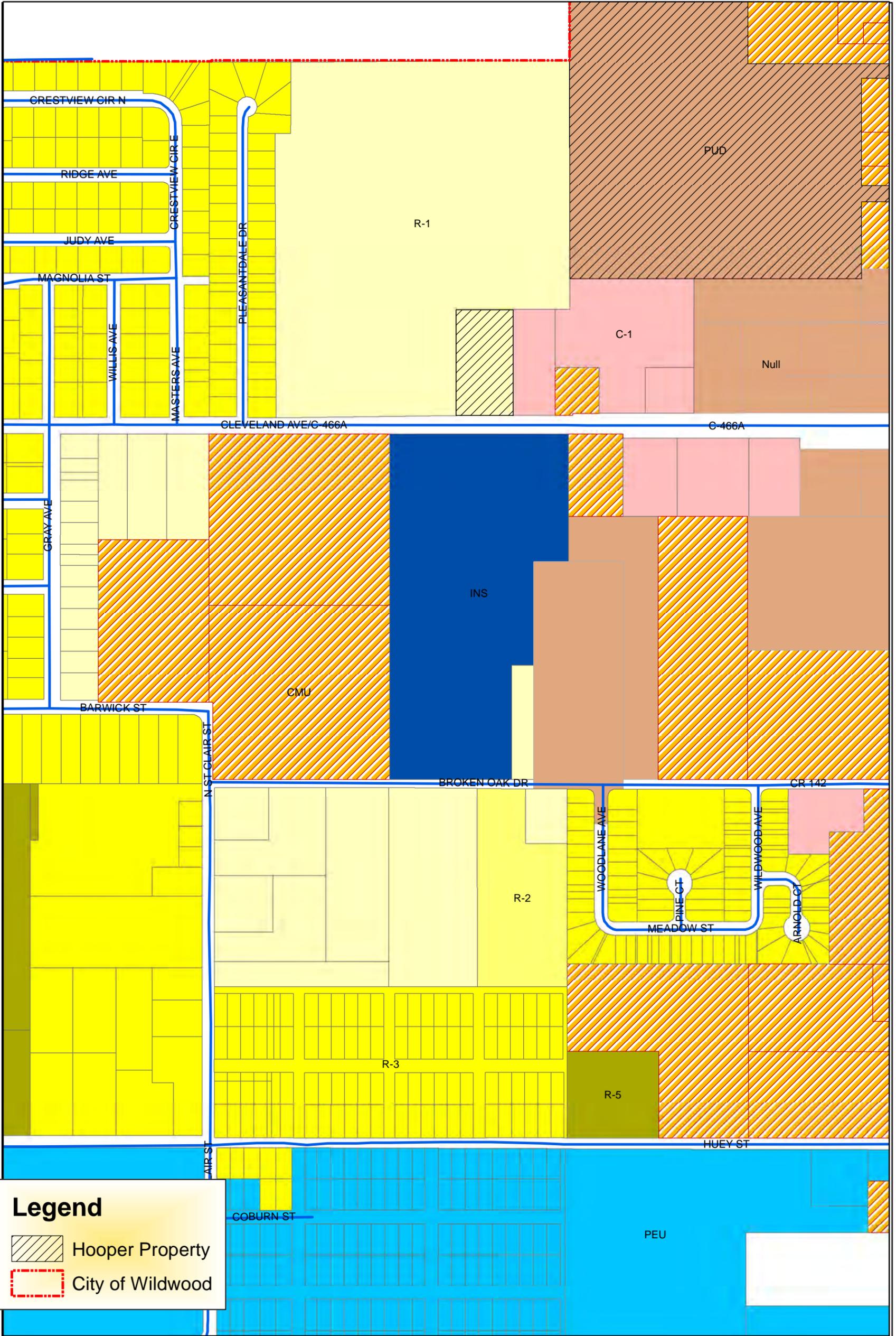
Under subsections 1.7(B)(2) and 3.3(B)(3) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed zoning amendments in accordance with the procedure outlined in subsection 1.14 (B)(3) and the criteria for the approval of zoning amendments as defined in subsection 3.3(B)(4) of the LDRs.

Based upon the testimony and information presented, the Special Magistrate recommends approval of the Zoning Map Amendment and favorable recommendation of Ordinance O2013-44 to the City Commission.

Dated: _____

/Proposed/

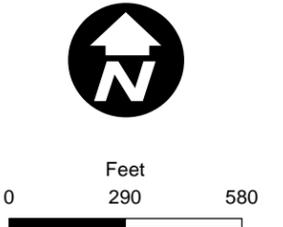
Archie O. Lowry, Jr.
Special Magistrate City of Wildwood



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City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
www.wildwood-fl.gov



HOOPER PROPERTY

WILDWOOD, FLORIDA

AUGUST 2013

EXISTING ZONING

ORDINANCE NO. O2013-44

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; AND PROVIDING FOR AN
EFFECTIVE DATE

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcel # G05=010
Hooper Property
1.88 +/- Acres

LEGAL DESCRIPTION:

BEGIN 70 YARDS WEST OF SE CORNER OF SW 1/4 OF NE 1/4, AND RUN WEST 70 YARDS, NORTH 140 YARDS, EAST 70 YARDS, SOUTH 140 YARDS TO P.O.B. SECTION 5, TOWNSHIP 19, SOUTH OF RANGE 23 EAST.

CONTAINS THEREIN 1.88 ACRES, MORE OR LESS.

This property is to be reclassified from "R-1: Low Density Residential" to "C-1: General Commercial-Downtown."

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the City Commission of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2013, by the City Commission of the City of Wildwood, Florida.

CITY
S E A L

CITY COMMISSION
OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

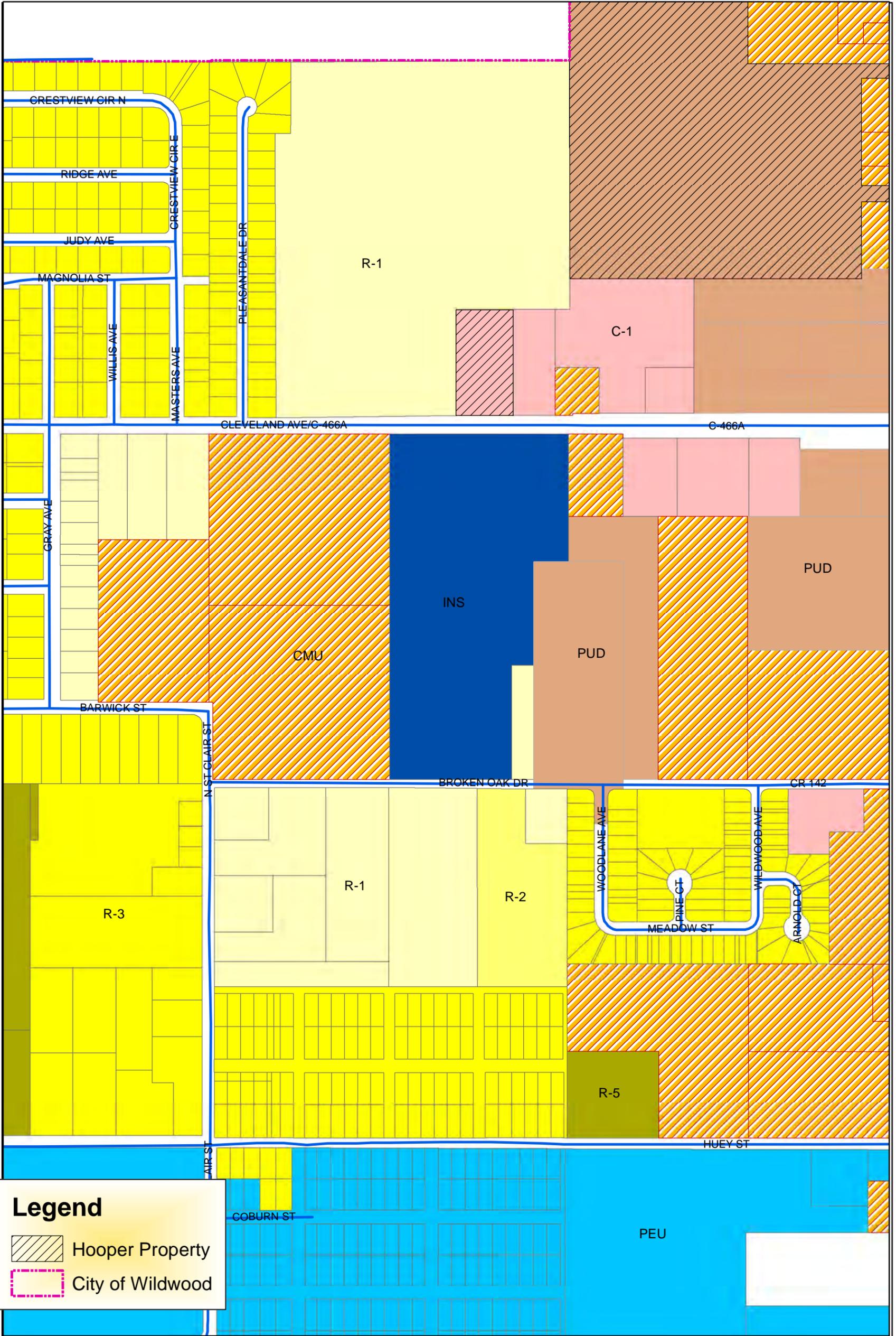
First Reading: _____

Second Reading: _____

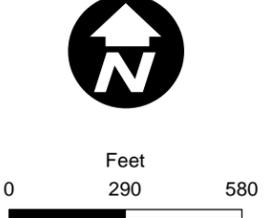
Approved as to form:

A•@^ P } c City Attorney

Ordinance O2013-44
“Exhibit A”
Hooper Property
Zoning Map Designation



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 <p>City of Wildwood 100 North Main Street Wildwood, FL 34485 Phone: (352) 330-1330 www.wildwood-fl.gov</p>		<p>HOOPER PROPERTY</p>	
		<p>WILDWOOD, FLORIDA</p>	
		<p>AUGUST 2013</p>	<p>PROPOSED ZONING</p>

CITY OF WILDWOOD

CITY COMMISSION REPORT Commission Meeting Date: Sept. 9, 2013

Subject: Water Use Permit Renewal, Kimley-Horn & Assoc., Inc. IPO #20,
Amendment No. 2

Submitted By: Bruce H. Phillips, PE, PLS, Utility Director

Department: Utility Department

Staff Recommendation (Motion Ready): Recommend approval of Amendment Number 2 to the Individual Project Order (IPO) #20 between the City of Wildwood and Kimley-Horn and Associates, Inc.

BACKGROUND:

- WUP No.: 20 008135.006 was issued to the City of Wildwood by the Southwest Florida Water Management District (SWFWMD) on July 29, 2003 with an original expiration date of July 29, 2013.
- There were several minor modifications to the permit during its duration.
- An approved WUP is required to be maintained by the City for ground water withdrawals necessary for the operation of the City's potable water supply system.
- City staff and KHA staff met with SWFWMD staff, at the Tampa office, on August 30, 2012 and had a pre-application conference call with SWFWMD staff on April 15, 2013.
- On July 24, 2013 the City received a Request for Additional Information (RAI) and met in the Tampa office on August 14, 2013 to discuss the RAI.

FINDING, CONCLUSIONS AND RECOMMENDATIONS:

FINDINGS:

- The RAI requires additional ground water modeling beyond what was discussed in the August 2012 meeting and in the April 2013 pre-application conference call. This additional modeling is required because the City did not establish an Environmental Monitoring Plan (EMP) as required by permit no. 20 008135.006.
- The RAI also questioned the designation of the Champagne Farm wells as Alternate Water Source (AWS), thus requiring additional response not contemplated in the original IPO #20.

CONCLUSIONS:

- A Water Use Permit (WUP) is required for the City to continue to withdraw water from the upper and lower Floridan Aquifers.
- The establishment of an EMP was a requirement of permit no. 20008135.006, issued July 29, 2003.

LEGAL REVIEW:

- The City Attorney has been provided a copy of Amendment No. 2 to IPO #20 for his review.

RECOMMENDATIONS:

- Staff recommends approval of Amendment No. 2 to KHA's IPO #20.

FISCAL IMPACT:

- Due to the detail in which the revised model will require, staff recommends the additional work be based on KHA's hourly rate; the cost is estimated to be approximately \$9,500.00.
- Funding will be from Account No. 0401 0036 0536 0310 (Professional Services) with an unencumbered balance of \$57,355.94 as of July 31, 2013.

ALTERNATIVES:

- The City has 90 days from the receipt of the RAI to respond. The RAI is dated July 24, 2013 and therefore a response or request for additional time is required by October 22, 2013.
- The answers to the RAI must be accepted as satisfactory by SWFWMD staff prior to the issuance of a renewal permit.

SUPPORT MATERIAL:

- Copy of Amendment No. 2 to IPO #20
- Copy of RAI from SWFWMD dated July 24, 2013.



**AMENDMENT NUMBER 2 TO IPO #20 BETWEEN THE CITY OF WILDWOOD
AND KIMLEY-HORN AND ASSOCIATES, INC.**

AMENDMENT NUMBER 2, dated August 26, 2013, to the Individual Project Order (IPO) #20 between The City of Wildwood (the "City") and Kimley-Horn and Associates, Inc. ("Kimley-Horn"), dated November 13, 2012 (the "Agreement"), concerning Wildwood Water Use Permit Renewal (the "Project").

Kimley-Horn has entered into the Agreement with the City for the furnishing of professional services, and the parties now desire to amend the Agreement.

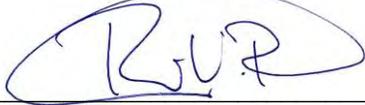
Therefore, it is mutually agreed that the Agreement is amended to include Additional Services to be performed by Kimley-Horn and provisions for additional compensation by the City to Kimley-Horn, all as set forth in Exhibit A hereto. The parties ratify the terms and conditions of the Agreement not inconsistent with this Amendment, all of which are incorporated by reference.

ACCEPTED:

THE CITY OF WILDWOOD, FLORIDA

KIMLEY-HORN AND ASSOCIATES, INC.

BY: _____

BY:  _____

Richard V. Busche, P.E.

TITLE: _____

TITLE: Vice President _____

DATE: _____

DATE: August 26, 2013 _____

EXHIBIT A

Kimley-Horn shall perform the following Additional Services that were not included within the original IPO #20 dated November 15, 2012.

- The SWFWMD request for additional information (RAI) dated July 24, 2013 included a request for additional groundwater impact analysis that was not included in the original scope of work. KHA will perform the additional requested groundwater impact analysis and prepare a response to the RAI. According to the pre-application meetings, the SWFWMD only requested a groundwater impact analysis comparing the existing permitted withdrawals to the requested withdrawals. However, since the City did not provide environmental monitoring reports (as required in the existing permit), the SWFWMD needs the additional groundwater analysis as evidence that existing wetlands and other wells will not be adversely impacted by the requested withdrawal rates. See RAI question numbers 11, 12, 13, 14, 15, 17, and 20 for the requested analysis scenarios.
- The SWFWMD RAI question #9 requests an explanation as to how the Champagne Farm lower Floridan wells qualify as an Alternative Water Supply (AWS) source. Responding to this request may take additional effort that was not included in the original scope of work. KHA will prepare a response to RAI question #9.

Kimley-Horn will complete the above scope of services on an **hourly** basis in accordance with the approved rate schedule (Exhibit “A” of the Master Agreement). Payment of each invoice shall be due within 45 days of receipt.

CITY OF WILDWOOD

CITY COMMISSION REPORT

Commission Meeting Date: Sept. 9, 2013

Subject: CR 214 Re-Pump Station

Submitted By: Bruce H. Phillips, PE, PLS, Utility Director

Department: Utility Department

Staff Recommendation (Motion Ready): Recommend approval to purchase a replacement Variable Frequency Drive (VFD), including a 6-year warranty and installation from Sanders Company, Inc. in the amount of \$9,090.00 for one of the 60 HP High Service Pumps at the CR 214 Re-Pump Station.

BACKGROUND:

- On August 14 the VFD for High Service Pump No. 2 failed rendering Pump No. 2 inoperative.
- This leaves the Re-Pump Station with one operative high service pump.
- The CR 214 Re-Pump Station is the supplier of water to the north end of the City's system. Hydraulic models have shown that when the station is taken off-line there is insufficient pressure and volume of water to the northern end of the system to sustain required fire flows and residual pressures.

FINDING, CONCLUSIONS AND RECOMMENDATIONS:

FINDINGS:

- The failed drive has been inspected by staff and a technician and it has been determined that the drive is not repairable.
- Staff has received quotations from three vendors:
 - Sanders Company, Inc. \$ 9,090.00
 - Lord & Company, Inc. \$10,171.00
 - Danfoss Drives; North America Motion Controls \$10,283.50This proposal does not include installation

CONCLUSIONS:

- All three vendors have the same delivery schedule, 3-4 weeks.
- Sanders Company requires 25% payment with order and balance due within 30 days of invoice or start up.
- Lord & Company requires 100% of cost of drive at order and balance upon invoice or start up.

- Danfoss' quote does not include installation, based on the other two quotes installation cost is approximately \$1,200.00 which increases their price to approximately \$11,483.50.

LEGAL REVIEW: N/A

RECOMMENDATIONS:

- Staff recommends approval of the purchase from Sanders Company.

FISCAL IMPACT:

- This is a non-budgeted item.
- Funding will be from Account No. 0401 0036 0536 0460 (Repair and Maintenance) with an unencumbered balance of \$108,897.64 as of July 31, 2013.

ALTERNATIVES:

- This is a crucial piece of equipment and is a necessary expense to maintain an uninterrupted supply to the northern end of the system.

SUPPORT MATERIAL:

- Copy of Sanders Company, Inc. "Scope of Supply" dated August 20, 2013.
- Copy of email from Lord & Company, Inc. dated August 27, 2013.
- Danfoss quotation no. 20031254 dated August 23, 2013.



SANDERS COMPANY, INC.

2816 Southeast Monroe Street
Stuart, Florida 34997
772.220.2900

SCOPE OF SUPPLY

Date: August 20, 2013

Project: WTP 214 VFD replacement

In accordance with the attached Terms and Conditions, Sanders Company is pleased to offer the following materials/services for the above referenced project. While our complete offering is detailed in this submission, purchase orders directly to manufacturers may be required when ordering.

PRICE, DELIVERY AND TERMS OF OFFERING

Prices submitted are for equipment/services specifically listed within this Scope of Supply which constitute our complete offering; Sections may be referenced for identification and clarification only and **does not imply the Section is offered in its entirety.**

Type Code S202060T4EO13CMM2XXSXXZ2XGXXXXXXXXXXOXXXXX

Drive: VLT AQUA Drive FC 202 60 HP, 460 Vac 3 Phase Input, 41.0 Amps Continuous Output

Enclosure: Tier 2 Design, NEMA 1 Enclosure

ByPass: Three-contactor ByPass: This bypass consists of Motor starter circuitry used in ByPass, a ByPass contactor (M3) interlocked with a drive output contactor (M2), a drive input contactor (M1), and an overload relay mounted in an option panel.

Fusing: Main Fusing: . Main fuses are located ahead of the drive and ByPass. Main fuses are designed to protect the circuitry of the ByPass panel but is insufficient to protect the drive. Main fuses are dual element, time delay type and mounted inside the ByPass enclosure.

Control: Electro-Mechanical ByPass (EMB), an enclosure mounted Drive/OFF/Bypass/Test switch is used to electrically select whether the motor is driven by the drive, connected to the fullspeed bypass, or disconnected from both. Features; Overload Protection (Class 20 Motor Protection), Common Start/Stop, Automatic ByPass, Run Permissive in ByPass.

Pricing for Drive / Bypass:

Drive w/bypass shipping pre-paid to jobsite	\$ 6,540.00
Six Year on-Site warranty for drive	\$ 1,400.00
Installation of Drive only and wiring	\$ 1,150.00



SANDERS COMPANY, INC.

2816 Southeast Monroe Street
Stuart, Florida 34997
772.220.2900

15.
Page 4 of 7

PRICE: see above PLUS **TAX if applicable**. FOB factory with freight allowed to jobsite, shipped via standard commercial carrier.

DELIVERY: 3-4 weeks After complete and acceptable approval is received in the Stuart offices of Sanders Company, Inc.

SUBMITTAL FOR APPROVAL: 2-3 days After acceptable purchase Agreement is received in the Stuart offices of Sanders Company, Inc.

TERMS OF PAYMENT

Based on initial and continuing credit approval by Sanders Company, Inc., the following payment terms apply:

- Twenty-five (25%) at the time of approval and/or prior to release of equipment to manufacturing
- Seventy-five (75%) Net Thirty Days from an invoice or at START-UP whichever occurs first
- NO HOLDBACK (RETAINAGE) provision is offered or allowed

SCI form 575 Terms and Conditions, which is attached, is an integral part of this offering.

Thank you for the opportunity to offer this Scope of Supply, questions and/or comments regarding this offering should be directed to the salesperson whose name is affixed to the Scope of Supply.



SANDERS
COMPANY, INC.

2816 Southeast Monroe Street
Stuart, Florida 34997
772.220.2900

15.
Page 5 of 7

TERMS AND CONDITIONS

Sanders Company, Inc.
2816 SE Monroe St
Stuart, Fl 34997

AN ORDER WILL CONSTITUTE A CONTRACT BETWEEN THE COMPANY AND THE BUYER WHEN ACCEPTED IN WRITING BY THE COMPANY AT ITS HOME OFFICE IN STUART FLORIDA. A CONTRACT RESULTING FROM THE ACCEPTANCE OF AN ORDER MAY BE CANCELED OR ALTERED BY THE BUYER ONLY IF AGREED TO IN WRITING BY THE COMPANY AT ITS HOME OFFICE SUBJECT TO PAYMENT OF REASONABLE CHARGES NECESSARY TO PROTECT THE COMPANY FROM LOSS. UNTIL ACCEPTED, AS PROVIDED HEREIN, AN ORDER SHALL CONSTITUTE AN OFFER TO PURCHASE. NEITHER THE ACCEPTANCE OF ANY DEPOSIT MADE WITH AN ORDER NOR THE CASHING OF ANY CHECK OR OTHER INSTRUMENT THEREFOR, NOR THE HOLDING OF SUCH DEPOSIT BY THE COMPANY SHALL BE DEEMED AN ACCEPTANCE OF AN ORDER, BUT IF THE ORDER IS NOT ACCEPTED, THE COMPANY WILL PROMPTLY REFUND SUCH DEPOSIT. THE COMPANY SHALL NOT BE LIABLE FOR ANY FAILURE TO MAKE DELIVERY OR OTHER DEFAULT BY REASON OF ANY OCCURRENCE OR CONTINGENCY BEYOND THE REASONABLE CONTROL OF THE COMPANY OR OF ANY OF ITS SOURCES OF SUPPLY. IN THE EVENT OF ANY SUCH OCCURRENCE OR CONTINGENCY THE COMPANY MAY EXTEND DELIVERY SCHEDULES OR MAY, AT ITS OPTION, CANCEL THE ORDER IN WHOLE OR IN PART WITHOUT LIABILITY OTHER THAN TO RETURN ANY DEPOSIT OR PRE-PAYMENT. SHOULD THE WHOLE ORDER BE CANCELED, THE BUYER WILL REIMBURSE THE COMPANY FOR ALL TAXES, EXPENSES AND SIMILAR CHARGES BASED UPON OR MEASURED BY THE PRODUCTION, STORAGE, SALE, TRANSPORTATION OR USE OF THE PRODUCTS DESCRIBED HEREIN. THE COMPANY SHALL NOT BE BOUND BY ANY TERMS, CONDITIONS, OR REPRESENTATIONS WHICH ARE NOT STATED HEREIN. THE COMPANY SHALL NOT BE OBLIGATED TO PERFORM HEREUNDER IF AT ANY TIME: BUYER'S CREDIT RATING BECOMES IMPAIRED. THE COMPANY SHALL RETAIN A SECURITY INTEREST IN THE PRODUCTS/SERVICES SUPPLIED HEREUNDER TO SECURE PERFORMANCE OF BUYER'S OBLIGATIONS AND BUYER SHALL EXECUTE ALL FINANCING STATEMENTS AND OTHER INSTRUMENTS THAT THE COMPANY DEEMS NECESSARY TO PERFECT ITS SECURITY INTEREST. IF THE BUYER DEFAULTS IN ANY OF ITS OBLIGATIONS HEREUNDER OR IS UNABLE TO PAY ITS DEBTS AS THEY MATURE, THE COMPANY SHALL HAVE THE RIGHT TO REPOSSESS THE PRODUCTS WITH OR WITHOUT RESORT TO LEGAL PROCESS. ACCEPTANCE OF THIS SUBMISSION ACKNOWLEDGES THAT EQUIPMENT LISTED IS IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS OR IS ACCEPTED AS AN EQUAL TO THE PLANS AND SPECIFICATIONS. **THE FOREGOING TERMS AND CONDITIONS WILL PREVAIL NOTWITHSTANDING ANY VARIANCE WITH THE TERMS AND CONDITIONS OF BUYER'S ORDER FOR THE PRODUCTS.**

SCLE7E

Bruce H. Phillips, PE, PLS

From: modell <modell@wildwood-fl.gov>
Sent: Tuesday, August 27, 2013 10:13 AM
To: Bruce
Subject: Fwd: Danfoss Drive Quote

Bruce. Here is the 3rd quote. Really need this drive asap. Its a reliability issue with system pressure on the north end

----- Original message -----
From: Bill Parrish <bparrish@lordandcompany.com>
Date: 08/27/2013 9:58 AM (GMT-05:00)
To: modell@wildwood-fl.gov
Subject: Danfoss Drive Quote

Mr. Mark O'Dell;

Lord and Company would like to offer the following Danfoss equipment for your consideration. If you have any questions or need additional information, please feel free to give me a call.

- One (1) Danfoss VLT AQUA Drive FC 202 60 HP, 460 Volts ac, 3 Phase, 41.0 Amps continuous output
- Type Code: S202060T4E013CMM2xxSxxZ2xGxxxxxxxx0xxxxx
- Enclosure will be Tier 2 Design, Nema 1
- Three-contactor ByPass: This bypass consists of the motor starter circuitry used in ByPass, a ByPass contactor interlocked with a drive output contactor, a drive input contactor and overload relay.
- Main fuses will be mounted ahead of the drive and ByPass.

Pricing of the Drive and ByPass:

- Drive with ByPass prepaid shipping to the jobsite: \$7521.00
- Six Year on-site warranty for drive: 1400.00
- Installation of drive only: 1250.00
- Taxes are not included

Information:

Quotation # 20031254
Project Name WTP 214 VFD Replacement
Document Date August 23, 2013
Lead Time 3 – 4 weeks
Freight Terms FOB: Factory
Payment Terms Net due in 30 days

Danfoss is pleased to quote the following per your request:

TOTAL PACKAGE PRICE = \$10,283.50

Package to include: VFD Panel, Freight to Jobsite, 6-Year Onsite Warranty, Factory Startup, O&Ms

FC202 AQUA Series Drive Panel: Qty. 1 – 60 HP

(1) FC202, 60 HP, 77 A, 480V, 3-phase
Enclosure: NEMA 1, Tier 2 Design
Panel type code: S202060T4E013CMM2XXSXXZ2XGXXXXXXXXX0XXXXX
Communication: Modbus RTU (embedded)
Integral class A2 RFI filter
Three contactor bypass
Main disconnect
Main and drive fuses
EMB2 control package: Common Start/Stop, Automatic Bypass, Run Permissive in Bypass

Thank you for your interest in Danfoss products and services! We sincerely appreciate your business!

Best regards,
Judy Finch
Inside Sales Engineer

**Danfoss
VLT Drives**

Water Business Segment
4401 N. Bell School Rd. Loves Park, IL USA 61111
Tel: +1 815 639.8849 / Mobile: 1 815 980.4475
Fax: +1 815 639.8002
email: jfinch@danfoss.com
www.danfossdrives.com

Terms:

The Terms of this quotation are valid for 3 (three) months or until accepted by client, whichever occurs first. If an extension of terms beyond the 3 (three) is required, Danfoss Drives will submit a new quotation.

OUR STANDARD TERMS TO BE APPLIED IN REFERENCE TO THIS PROPOSAL -- See
http://www.danfoss.com/north_america/businessareas/drivessolutions/danfoss+llc+general+terms+and+conditions+of+sale.htm

CITY OF WILDWOOD

CITY COMMISSION REPORT Commission Meeting Date: Sept. 10, 2013

Subject: West Well Replacement

Submitted By: Bruce H. Phillips, PE, PLS, Utility Director

Department: Utility Department

Staff Recommendation (Motion Ready): Recommend approval of the Contract for Sale and Purchase of Property from Arlen D. Ashley, Jr., Trustee in the amount of \$93,500.00.

BACKGROUND:

- The West Well, located on the east side of CR 231 approximately 2,000 feet north of SR 44 has been the City's redundant source of potable and fire protection water for the SR 44 and I-75 interchange.
- The City had a lease agreement with the previous owners (Lees) that expired on January 16, 2004.
- The present owner (SR44LC) purchased the property prior to the expiration of the original lease.
- The City has not had a lease on the property since the expiration of the original lease on January 16, 2004.

FINDING, CONCLUSIONS AND RECOMMENDATIONS:

FINDINGS:

- SR44LC has filed suit against the City
 - The suit demands the City pay back lease fees of \$2,000/month from Jan. 16, 2004 to present.
 - It also demands the City vacate the property immediately.
- There are health/safety issues that abandonment of the facility will create.
 1. The SR 44/I-75 Interchange is supplied water via 12" water main along SR 44 from the east and a 12" and 8" water main from the west well.
 2. If the West Well is abandoned, then the Interchange is on a 12" dead end water main, should there be a failure in this 12" water main the entire Interchange will be without potable and water and water for fire protection.

- The City is in the process of renewing its Water Use permit (WUP) with the Southwest Florida Water Management District and have been notified by SWFWMD through a Request for Additional Information (RAI) that the existing West well cannot be included in the permit without the City having legal use of the property.
- McCall Appraisal Company, on June 5, 2013 issues an appraisal with a fair market value of \$93,500.00.

CONCLUSIONS:

- Kimley-Horn has provided several options for providing redundant service to the interchange.
- At the September 4, 2013 workshop the City Commission authorized City staff to negotiate the purchase of the property owned by Arlen D. Ashley, Trustee.
- Item XVIV Contingencies: Subparagraph 1. Discusses the construction of a test well and obtaining good water quality prior to closing on the property. A test well will cost between \$21,000 and \$24,000 while the final production well will cost an estimated \$40,000.

LEGAL REVIEW:

- The former City Attorney (Jerri Blair) prepared the Contract for Sale and Purchase. A copy has been provided to the new City Attorney (Ashley Hunt) for his review.

RECOMMENDATIONS:

- Staff recommends approval of the Contract for sale and purchase of the subject property without the contingency to construct a test well prior to closing.

FISCAL IMPACT:

- The closing date would be after October 1, 2013 and the funding would therefore be from the FY 13/14 Capital Improvement account established from the Non-Restricted Cash and Investments account.

ALTERNATIVES:

- Select one of the other more expensive alternatives provided by KHA.

SUPPORT MATERIAL:

- Copy of Contract for Sale and Purchase of Property.
- Copy of appraisal dated June 5, 2013

**SUMMARY REPORT
REAL ESTATE APPRAISAL**

Of
Ashley Acreage



NW Corner SR 44/CR 231,
Wildwood, Sumter County,
FL, 34203

As of
June 5, 2013

Prepared For
Ms. Melanie Peavy
City of Wildwood
100 N. Main Street
Wildwood, FL
34785

Prepared by
MCCALL APPRAISAL COMPANY
Bob McCall, SRA, FL-RZ2061

File Name: 1305014

MCCALL APPRAISAL COMPANY

PO Box 3322
Ocala
FL, 34478

McCallappraisalcompany.com

352-266-7811
Fax: 352-622-5278
McCall.Appraisal@cox.net

June 12, 2013

Ms. Melanie Peavy
City of Wildwood
100 N. Main Street
Wildwood, FL
34785

Re: Summary Report, Real Estate Appraisal
Ashley Acreage
NW Corner SR 44/CR 231, Wildwood,
Sumter County, FL, 34203

File Name: 1305014

Dear Ms. Peavy:

At your request, I have prepared an appraisal for the above referenced property, which may be briefly described as follows:

The subject is 1.34 acres located at the northwest corner of the intersection SR 44 and CR 231. The site is wooded with a mixture of pines and oaks. It has frontage on both SR 44 and CR 231. The topography is irregular with no area within the flood zone or wetland.

Please reference page 10 of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, highest and best use analysis and valuation methodology.

I certify that I have no present or contemplated future interest in the property beyond this estimate of value. The appraiser has not performed any prior services regarding the subject within the previous three years of the appraisal date.

Your attention is directed to the Limiting Conditions and Assumptions section of this report (page 8). Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, I note the following:

Ms. Peavy
City of Wildwood
June 12, 2013
Page 2

Hypothetical Conditions:

- The future land use is changed to allow for the CL zoning.

Extraordinary Assumptions:

- There are no Extraordinary Assumptions for this appraisal.

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Extraordinary Assumptions and Hypothetical Conditions (if any), I have made the following value conclusion(s):

Current As Is Market Value:

The "As Is" market value of the Fee Simple estate of the property, as of June 5, 2013, is

\$93,500

Ninety Three Thousand Five Hundred Dollars

The market exposure time¹ preceding June 5, 2013 would have been 6-12 months and the estimated marketing period² as of June 5, 2013 is 6-12 months.

Respectfully submitted,
McCall Appraisal Company



Bob McCall, SRA
FL-Cert Gen RZ2061

¹ Exposure Time: see definition on page 9.

² Marketing Time: see definition on page 9.

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Summary of Important Facts and Conclusions

GENERAL

Subject: Ashley Acreage
NW Corner SR 44/CR 231, Wildwood,
Sumter County, FL, 34203

Owner: Ashley Arlen D JR Trustee

Legal Description: COMM AT NE COR OF NW1/4 OF SE 1/4 RUN S
532.67 FT N 78 DEG 13 MIN 13 SEC W 7.21 FT TO W
R /W ROYAL RD & POB CONT N 78 DE G 13 MIN
13 SEC W 200 FT S298.46FT S 78DEG 13 MIN 13
SEC E 2 00 FT N TO POB

Date of Report: June 12, 2013

Intended Use: The intended use is to assist the client in establishing a
purchase price.

Intended User(s): The City of Wildwood.

Assessment:

Real Estate Assessment and Taxes				
Tax ID	Land	Total	Tax Rate	Taxes
C33=040	\$13,050	\$13,050	\$13.23	\$173

Sale History: The subject sold for \$70,000 on July 1, 1987. At the time
of purchase the site was larger.

Current Listing/Contract(s): The subject is currently not listed for sale, or under
contract. Based on research the subject has not been
listed within the past 2 years.

Land:

Land Summary						
Parcel ID	Gross Land Area (Acres)	Gross Land Area (Sq Ft)	Usable Land Area (Acres)	Usable Land Area (Sq Ft)	Topography	Shape
C33=040	1.34	58,370	1.34	58,370	Irregular	Parallelogram

See area definitions, page 7.

Zoning:	CL
Highest and Best Use of the Site:	Commercial
Reconciled Land Value:	<u>As Is</u>
Value Conclusion(s)	\$93,500
Effective Date(s)	June 5, 2013
Property Rights	Fee Simple

Definitions

Market Value:³

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

A **Fee Simple** estate is defined³ as:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

A **Leased Fee** interest is defined³ as:

A freehold (ownership interest) where the possessory interest has been granted to another party by the creation of a contractual landlord-tenant relationship (i.e., a lease).

Marketing Time is defined³ as:

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal.

Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal.

Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value

³ Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010).

Opinions" address the determination of reasonable exposure and marketing time.

Exposure Time is defined³ as:

1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

See Marketing Time, above.

As Is Market Value

The estimate of the market value of the real property in its current physical condition, use and zoning as of the appraisal date.³

Stabilized Value

Stabilized value is the prospective value of a property after construction has been completed and market occupancy and cash flow have been achieved.⁴

As Complete Value

The prospective value of a property after all construction has been completed. This value reflects all expenditures for lease-up and occupancy that may be expected to have occurred at that point in time, which may or may not put the property at stabilized value.

Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates or the identity of the firm or the appraiser(s) may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of McCall Appraisal Company. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser(s) or made known to the appraiser(s). No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, was not called to the attention of the appraiser nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property. The value opinion developed herein is predicated on the assumption that no such hazardous substances exist on or in the property or in such proximity thereto, which would cause a loss in value. No responsibility is assumed for any such hazardous substances, nor for any expertise or knowledge required to discover them.

Unless stated herein, the property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature.

Necessary licenses, permits, consents, legislative or administrative authority from any local, state or Federal government or private entity are assumed to be in place or reasonably obtainable.

It is assumed there are no zoning violations, encroachments, easements or other restrictions which would affect the subject property, unless otherwise stated.

The appraiser(s) are not required to give testimony in Court in connection with this appraisal. If the appraisers are subpoenaed pursuant to a court order, the client agrees to pay the appraiser(s) McCall Appraisal Company's regular per diem rate plus expenses.

Appraisals are based on the data available at the time the assignment is completed. Amendments/modifications to appraisals based on new information made available after the appraisal was completed will be made, as soon as reasonably possible, for an additional fee.

Americans with Disabilities Act (ADA) of 1990

A civil rights act passed by Congress guaranteeing individuals with disabilities equal opportunity in public accommodations, employment, transportation, government services, and telecommunications. Statutory deadlines become effective on various dates between 1990 and 1997. McCall Appraisal Company has not made a determination regarding the subject's ADA compliance or non-compliance. **Non-compliance could have a negative impact on value, however this has not been considered or analyzed in this appraisal.**

Scope of Work

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user(s). Therefore, the appraiser must identify and consider:

- the client and intended users;
- the intended use of the report;
- the type and definition of value;
- the effective date of value;
- assignment conditions;
- typical client expectations; and
- typical appraisal work by peers for similar assignments.

This appraisal is prepared for Ms. Melanie Peavy, Development Services Director City of Wildwood. The problem to be solved is to estimate the 'as is' market value of the subject property. The intended use is to assist the client in establishing a purchase price. This appraisal is intended for the use of the City of Wildwood.

SCOPE OF WORK

Report Type:	This is a Summary Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(B). This format provides a summary of the appraisal process, subject and market data and valuation analyses.
Property Identification:	The subject has been identified by the legal description and the Sumter County Property Appraisers' parcel number.
Inspection:	On June 5, 2013 the subject site was visited and walked. A boundary survey was not available so the boundaries were estimated from aerial photographs. The area was walked in an attempt to discover any irregularities that would affect the utility of the site. The underbrush prevents a thorough inspection but enough of the site was viewed to determine that there are no areas that would affect the utility or marketability of the site.
Market Area and Analysis of Market Conditions:	A complete analysis of market conditions has been made. The appraiser maintains and has access to comprehensive databases for this market area and has reviewed the market for sales and listings relevant to this analysis.

Highest and Best Use Analysis: A complete as vacant highest and best use analysis for the subject has been made. Physically possible, legally permissible and financially feasible uses were considered, and the maximally productive use was concluded.

Valuation Analyses

Cost Approach: A cost approach was not applied as this approach is not relevant since the site is unimproved commercial acreage

Sales Comparison Approach: A sales approach was applied as there is adequate data to develop a value estimate and this approach reflects market behavior for this property type.

Income Approach: An income approach was not applied as the subject in its current condition cannot generate an income.

Hypothetical Conditions:

- The future land use is changed to allow for the CL zoning.

Extraordinary Assumptions:

- There are no Extraordinary Assumptions for this appraisal.

Information Not Available:

- Survey was not available.

Comments

The subject is vacant acreage that is zoned commercial but in an agricultural land use. Through my conversation the zoning department I have determined that a zoning change is very possible. Since the subject adjoins commercial land use a land use change is likely. The buyer intent is to use the site for a community well which require a special use permitted and is permissible with either the agricultural or commercial land use.

Market Area Analysis

Area Description & Boundaries

The neighborhood is northern Sumter Count and the boundaries are defined as are Sumter/Marion County line to the north, SR 44 to the south, CR 475 to the west, and Lake/ Sumter County Line to the east. The northeastern portion of the neighborhood is comprised of The Villages, a mixed use residential community. The northwestern is rural with mixture of acreage homesites and agricultural land. The south central portion is the city of Wildwood. The southeast portion of the neighborhood is quickly infilling with The Villages of Sumter development. The area has a good network of roads that allows for easy access to local shopping and employment centers. It also provides easy access to the surrounding communities of Belleview/Ocala to the north, Leesburg to the east and Bushnell to the south. I-75 and Florida Turnpike offer easy access to north Florida and Orlando to the south.

Area & Property Use Characteristics

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Population Trend	<input checked="" type="checkbox"/> Up	<input type="checkbox"/> Stbl	<input type="checkbox"/> Dn
Build Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Employment Trend	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Built Up <input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	<input type="checkbox"/> Slow	Personal Income Level	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Retail Sales	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	New Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy Trend	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Vacancy Trend	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Change in Economic Base	<input type="checkbox"/> Likely	<input checked="" type="checkbox"/> Unlikely	<input type="checkbox"/> Taking Place	Rental Demand	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Land Use Trends

Present Land Use	Supply/Demand			Vacancy	Land Use
	Under	In Bal.	Over		
45% 1 Family	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10%	
5% Retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10%	
1% Multifamily	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10%	
5% Office	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10%	
5% Industrial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10%	
39% Vacant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
100%					

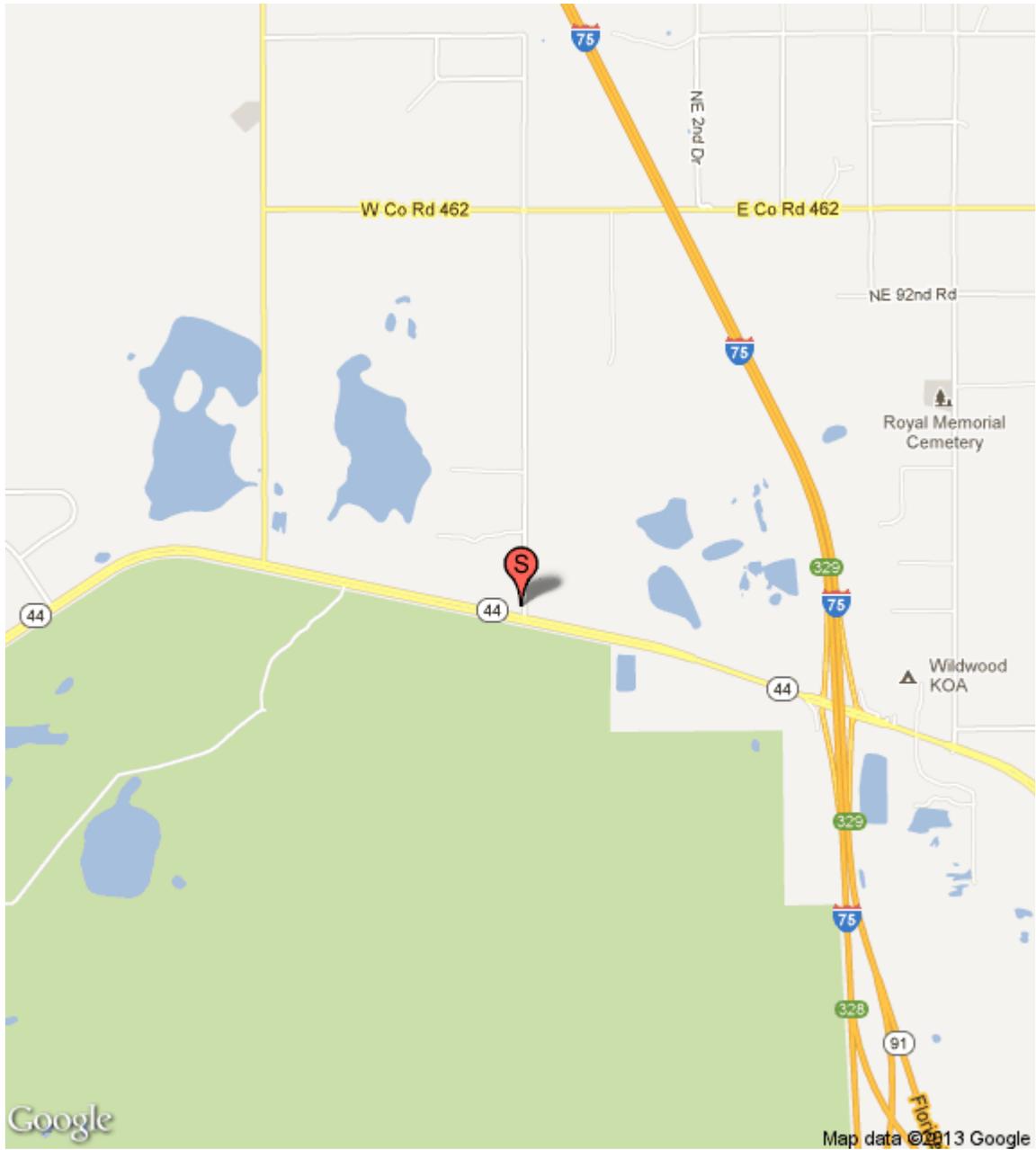
Change in Land Use	Likely	<input type="checkbox"/>
	Not Likely	<input checked="" type="checkbox"/>
	Taking Place	<input type="checkbox"/>

The top land uses in the neighborhood is residential which range in style from site-built to manufactured home with site-built being the predominate style. Site sizes range from less than .2 to multi-acreage. The upper end of the housing price range tends to be site built homes on acreage while the lower end of the range is manufactured homes on lot. The highest concentration of residential development is The Villages which is located on the northeastern side of the neighborhood and moving south to SR 44. The retail uses are located within the core area of Wildwood and along the corridors of US 301 and eastern SR 44. They are also located within the Town centers of The Villages. The multi-family uses are located within the core of the City of Wildwood and along US 301. The multi-family style range from garden walkup to assisted living. Offices and industrial uses are primarily found within the City of Wildwood. Vacant acreage have a variety of zoning from commercial to agricultural.

Adjacent Property Use

Adjacent properties to the north are single-unit dwellings that are manufactured homes on lots that vary in sizes. The property to the east is being used in agriculture but is zoned commercial. The acreage to the south and west is also vacant acreage.

Location Map



Property Description

Land Summary						
Parcel ID	Gross Land Area (Acres)	Gross Land Area (Sq Ft)	Usable Land Area (Acres)	Usable Land Area (Sq Ft)	Topography	Shape
C33=040	1.34	58,370	1.34	58,370	Irregular	Parallelogram

SITE

Location: The subject is located on the NW corner of the intersection of SR 44 and CR 231. The property is located .9 mile west of I-75 and SR 44 exchange.

Current Use of the Property: The site is currently vacant unimproved woodland acreage.

Site Size: Total: 1.34 acres; 58,370 square feet
Usable: 1.34 acres; 58,370 square feet

Shape: Parallelogram

Frontage/Access: The subject property has Average access with frontage as follows:

- W SR 44 (divided four-lane State Road): 200 feet
- CR 231 (two-lane county road): 298 feet

The site has an average depth of 298 feet. It is a corner lot.

Visibility: Average

Topography: Irregular

Soil Conditions: The soil conditions observed at the subject appear to be typical of the region and adequate to support development.

Utilities: The subject is currently outside the service are of maniple utilities. There is electric to the site.

Site Improvements:

- None

Flood Zone: The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA). The subject is located in FEMA flood zone C, which is not classified as a flood hazard area.

FEMA Map Number: 1202960050 B

Wetlands/Watershed: FEMA Map Date: March 15, 1982
None

Environmental Issues: There are no known adverse environmental conditions on the subject site. Please reference Limiting Conditions and Assumptions.

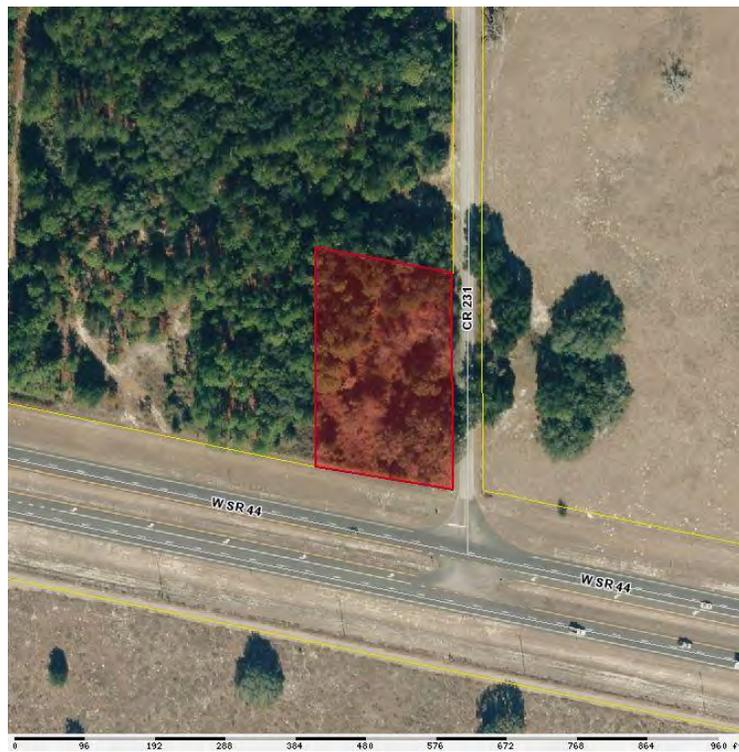
Encumbrance / Easements: There no known adverse encumbrances or easements. Please reference Limiting Conditions and Assumptions.

Site Comments: The site located .9 miles west of the I-75 and SR 44 exchange and a half a mile from the nearest developed commercial lot. A median cut is located at the intersection which allows for access from both directions. The topography is irregular, with portion of the area blow road grade. To get maximum utility from the site, fill dirt will need to get the site to street grade.

Sumter County Property Appraiser's data



Parcel Map



Aerial photo with overlay

Subject Photographs



View of site from intersection



CR 231 looking north from intersection.



View of SR 44 looking west from intersection



Interior view of site

Assessment and Taxes

Taxing Authority Sumter

Assessment Year 2011

Real Estate Assessment and Taxes				
Tax ID	Land	Total	Tax Rate	Taxes
C33=040	\$13,050	\$13,050	\$13.23	\$173

Comments

Based on the zoning the subject's appears to be assessed below market value.

Zoning

LAND USE CONTROLS	
Zoning Code	CL
Zoning Description	The purpose and intent of this zone is to provide for harmonious retail and wholesale sales and services necessary to meet the general needs of a community, in which the principal activities are conducted entirely within an enclosed structure. This zone allows moderate processing of products as an accessory use to sales and services. Light commercial zones shall only be allowed within areas designated as commercial on the FLUM.
Actual Density of Use	Actual density of use
Current Use Legally Conforming	Yes
Land Use Change Likely	A change is likely.
Land Use Change Description	Commercial
Zoning Comments	The future land use for the site is agriculture with is in conflict with the commercial zoning. In order to use the site for commercial use a land use change would be required. The zoning department has stated that the property adjoins commercial future land use and could easily be changed to a commercial land use. The highest and best use for the site would be to get the future land use changed to commercial. The final estimate of value is made under a hypothetical condition that the land use has been changed to allow for the commercial zoning. The zoning maps show the site as C 2. This is an older zoning coded that based on conversation table would be CL.

Highest and Best Use

Highest and best use may be defined as

the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.³

1. **Legally Permissible:** What uses are permitted by zoning and other legal restrictions? The land use does not permit the site be used for commercial uses but it is reasonable to assume that the site could get a land use change that would permit the property be used commercially.
2. **Physically Possible:** To what use is the site physically adaptable? The size of the site will limit the potential uses but there is still sufficient space to develop the site.
3. **Financially Feasible:** Which possible and permissible use will produce any net return to the owner of the site? The site will require fill dirt to raise the site to road grade. This would be considered a typical cost to develop the site.
4. **Maximally Productive.** Among the feasible uses which use will produce the highest net return, (i.e., the highest present worth)? The highest and best use for the site is a commercial use that is consistent with the zoning.

Highest and Best Use of the Site

The highest and best use of the site, as vacant, is for Commercial.

HBU vacant comments

The subject is on the fringe of the commercial influences of the I-75/SR 44 exchange. A buyer would purchase the site and hold it for future development.

Valuation Methodology

Three basic approaches may be used to arrive at an estimate of market value. They are:

1. The Cost Approach
2. The Income Approach
3. The Sales Comparison Approach

Cost Approach

The Cost Approach is summarized as follows:

$$\begin{array}{r} \text{Cost New} \\ - \text{Depreciation} \\ + \text{Land Value} \\ = \text{Value} \end{array}$$

Income Approach

The Income Approach converts the anticipated flow of future benefits (income) to a present value estimate through a capitalization and or a discounting process.

Sales Comparison Approach

The Sales Comparison Approach compares sales of similar properties with the subject property. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of value for the subject. By process of correlation and analysis, a final indicated value is derived.

Final Reconciliation

The appraisal process concludes with the Final Reconciliation of the values derived from the approaches applied for a single estimate of market value. Different properties require different means of analysis and lend themselves to one approach over the others.

Analyses Applied

A **cost analysis** was considered and was not developed because this approach is not relevant since the site is unimproved commercial acreage

A **sales comparison analysis** was considered and was developed because there is adequate data to develop a value estimate and this approach reflects market behavior for this property type.

An **income analysis** was considered and was not developed because the subject in its current condition cannot generate an income.

Land Value

The subject's land value has been developed via the sales comparison approach.

Sales Comparison Approach – Land Valuation

The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

- The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.
- The most pertinent data is further analyzed and the quality of the transaction is determined.
- The most meaningful unit of value for the subject property is determined.
- Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.
- The value indication of each comparable sale is analyzed and the data reconciled for a final indication of value via the Sales Comparison Approach.

Land Comparables

I have researched five comparables for this analysis; these are documented on the following pages followed by a location map and analysis grid. All sales have been researched through numerous sources, inspected and verified by a party to the transaction.

Comp	Address	City	Date	Price	Land SF	Price Per Land SF	Zoning	Distance
Subject	NW Comer SR 44/CR 231	Wildwood	6/5/2013	N/A	58,370	N/A	CL	0.00
1	CR 462	Wildwood	12/14/2012	\$563,054	280,962	\$2.00	C-3	4.39
2	CR 105	Oxford	6/29/2012	\$280,000	180,774	\$1.61	C 3	5.74
3	9140 N US Hwy 301	Wildwood	9/26/2012	\$42,500	23,087	\$1.84	CL	4.32
4	9170 N US 301	Wildwood	9/25/2012	\$35,000	20,909	\$1.67	CL	4.33
5	W SR 44	Wildwood	Listing	\$550,000	312,761	\$1.76	CH	2.12

Land Comparable 1



Transaction

ID	106	Date	12/14/12
Address	CR 462	Price	\$563,054
City	Wildwood	Price Per Land SF	\$2.00
State	FL	Financing	Cash to seller
Tax ID	D32-027; D32=031	Property Rights	Fee Simple
Grantor	Bencar Properties LLC	Days on Market	165
Grantee	Fort Knox Wildwood LLC	Verification Source	Reginald Caruthers
Legal Description	STR 32/18/23	Comp Entered By	Bob McCall

Site

Acres	6.5	Topography	Appears Level
Land SF	280,962	Zoning	C-3
Road Frontage	350	Flood Zone	No
Shape	Irregular	Other DB Reference	MLSG4677215; OR 2534/547
Utilities	City		

Comments

The property is located east of the intersection of Hwy 301 and C-462E. It is located on the south side of the street with railroad tracks on its east boundary.

Land Comparable 2



Transaction

ID	112	Date	6/29/12
Address	CR 105	Price	\$280,000
City	Oxford	Price Per Land SF	\$1.61
State	FL	Financing	Owner financing
Tax ID	DO8E002	Property Rights	Fee Simple
Grantor	Leatherman, Bobby	Days on Market	217
Grantee	Wrinkle, Sherri & John	Verification Source	Danial Smith
Legal Description	STR 08/18/23	Comp Entered By	Bob McCall

Site

Acres	4.2	Topography	Appears level
Land SF	180,774	Zoning	C 3
Road Frontage	792	Flood Zone	None
Shape	Irregular	Other DB Reference	MLS G4678308; OR 2466/43
Utilities	Water and Sewer		

Comments

The site is located northwest of the Wall Mart which located on C 466 E.. CR 105 is located on the west boundary. The property to the east is a driving range. The future land use is commercial. The

Land Comparable 3



Transaction

ID	113	Date	9/26/12
Address	9140 N US Hwy 301	Price	\$42,500
City	Wildwood	Price Per Land SF	\$1.84
State	FL	Financing	Cash to seller
Tax ID	D30A061	Property Rights	Fee Simple
Grantor	Tuminaro, Arlene & John	Days on Market	80
Grantee	Gerer Ventures Corp	Verification Source	Jim Richardson
Legal Description	STR 30/18/23	Comp Entered By	Bob McCall

Site

Acres	0.5	Topography	Appears level
Land SF	23,087	Zoning	CL
Road Frontage	140	Flood Zone	None
Shape	Rectangular	Other DB Reference	MLS G4662918; OR 2500/716
Utilities	Well/septic		

Comments

The property is located on the southwest corner of the intersection of CR 230 and N US Hwy 301. The property has a building on it which will require extensive renovation of bring up to code. The buyer may attempt to salvage the building only to avoid having to meet current set back requirements. The site was purchased on 3/2010 for \$60,000 from the bank. The site has frontage is 4-lane but is not accessible from the north bound lane. The properties to the west are single unit dwellings.

Land Comparable 4



Transaction

ID	115	Date	9/25/12
Address	9170 N US 301	Price	\$35,000
City	Wildwood	Price Per Land SF	\$1.67
State	FL	Financing	Cash to seller
Tax ID	D30A034	Property Rights	Fee Simple
Grantor	Driggers, Nancy	Days on Market	567
Grantee	Kuo, Hsiu Cheng	Verification Source	Deborah Boone
Legal Description	STR 30/18/23	Comp Entered By	Bob McCall

Site

Acres	0.5	Topography	Appears level
Land SF	20,909	Zoning	CL
Road Frontage	150	Flood Zone	None
Shape	Rectangular	Other DB Reference	MLS G4669523; OR 2499/801
Utilities	Well/septic		

Comments

The site is located on the northwest corner of US 301 and CR 230. The property is improved with a single wide manufactured home that did not contribute to the value. The site size is based on the MLS data.

Land Comparable 5



Transaction

ID	114	Date	--
Address	W SR 44	Price	\$550,000
City	Wildwood	Price Per Land SF	\$1.76
State	FL	Financing	Cash to seller
Tax ID	F02=041	Property Rights	Fee Simple
Grantor	Alph Properties	Days on Market	89
Grantee	--	Verification Source	Thomas Grizzard
Legal Description	STR 02/19/22	Comp Entered By	Bob McCall

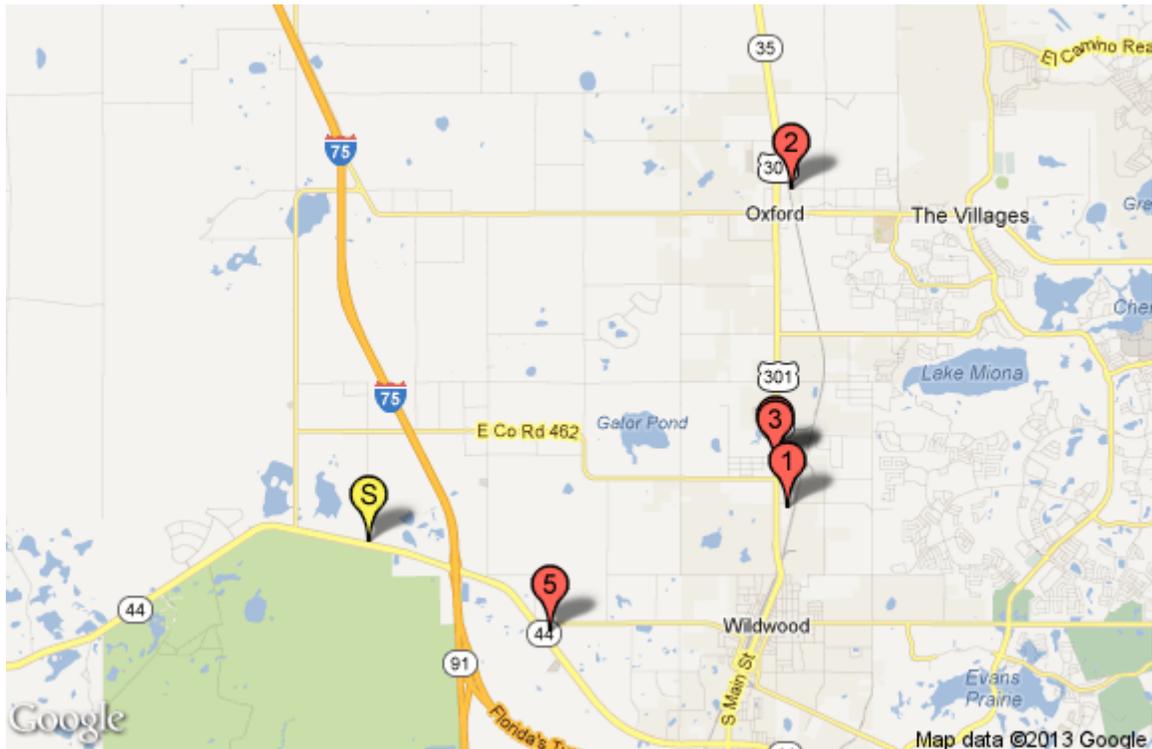
Site

Acres	7.2	Topography	Appears level
Land SF	312,761	Zoning	CH
Road Frontage	400	Flood Zone	None
Shape	Irregular	Other DB Reference	MLS G4692740
Utilities	Community water		

Comments

The subject is located on the north side of SR 44, southeast of its intersection with CR 44 A an estimated 1 mile east of the I-75 exchange. The site also has frontage on CR 44 A, a two-lane road. Currently the site is approved for (3) 10,000 Sf buildings. The future land use is commercial. There is no access to the site from the east bound lane.

Comparables Map



Analysis Grid

The above sales have been analyzed and compared with the subject property. I have considered adjustments in the areas of:

- Property Rights Sold
- Financing
- Conditions of Sale
- Market Trends
- Location
- Physical Characteristics

On the following page is a sales comparison grid displaying the subject property, the comparables and the adjustments applied.

Land Analysis Grid		Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Address	NW Corner SR 44/CR 231	CR 462	CR 105	9140 N US Hwy 301	9170 N US 301	W SR 44
City	Wildwood	Wildwood	Oxford	Wildwood	Wildwood	Wildwood
State	FL	FL	FL	FL	FL	FL
Date	1/21/2012	12/14/2012	6/29/2012	9/26/2012	Listing	Listing
Price	\$0	\$563,054	\$280,000	\$42,500	\$35,000	\$550,000
Land SF	58,370.40	280,962.00	180,774.00	23,087.00	20,909.00	312,761.00
Land SF Unit Price	\$0.00	\$2.00	\$1.55	\$1.84	\$1.67	\$1.76
Transaction Adjustments						
Property Rights	Fee Simple	Simple	0.0%	Simple	0.0%	Simple
Financing	Conventional	Cash to seller	0.0%	Owner financing	0.0%	Cash to seller
Conditions of Sale	Cash	Closed	0.0%	length	0.0%	length
Adjusted Land SF Unit Price		\$2.00	\$1.55	\$1.84	\$1.67	\$1.76
Location Adjustment +/-	Average	Good	Average	Good	Good	Average
		-	=	-	-	=
Acres Adjustment +/-	1.34	6.45	4.15	0.53	0.48	7.18
		Superior	Superior	Inferior	Inferior	Superior
		+	+	=	=	+
Topography Adjustment +/-	Irregular	Appears Level Similar				
		=	=	=	=	=
Shape Adjustment +/-	Parallelogram	Irregular Similar	Irregular Similar	Rectangular Similar	Rectangular Similar	Irregular Similar
		=	=	=	=	=
Utilities % Adjustment	Well/septic	Water/sewer Superior	Water/sewer Superior	Well/septic Similar	Well/septic Similar	Water/Sewer Superior
\$ Adjustment		-	-	=	=	-
Zoning % Adjustment	CL	C-3 Superior	C 3 Superior	CL Similar	CL Similar	CH Superior
\$ Adjustment		-	-	=	=	-
Overall		2-	-	-	-	-

Comparable discussion

Comparable one ranks the lowest due its location within the Wildwood area. The acreage is superior in size and based on economy of scale would mean a lower price per acre thus a positive adjustment. The community water and sewer is superior since none of the site would be lost to the well and septic. This property will establish the upper range value,

Comparable two ranks the highest even though it is the furthers from the subject's location. The site is located on the fringe of the commercial area. It is superior to the subject in size and utilities. This property will establish the lower end of the range.

Comparable three ranks second due zoning and well/septic. It is location on 301 is considered superior to the subject. The improvements did not contribute to the value. The agent stated that the building did not contribute to the value due to its condition.

Comparable four ranks third due its location across the street comparable three. It was improved with a manufactured home that the agent stated did not contribute to the value. Like comparable three it is located US 301 which is considered superior. These two comparables demonstrate the spread in the range of value.

Comparable five is a listing that is the closest to the subject in location and is on the same street as the subject except east of I-75. Listing to sales ratio indicates that this property would sell below its list price.

Land Value Conclusion

The values of the comparable properties range from \$1.55 to \$2.00 with an average of \$1.76. All of the value indications have been considered, and in the final analysis, comparables 2, 3, and 4, have been given most weight. The final estimate of value will be at the lower end of the range given the subject location and lack of central water and sewer. Based on the data and analyses developed in this appraisal, I have reconciled the following value conclusion, as of June 5, 2013, subject to the, hypothetical conditions and Limiting Conditions and Assumptions of this appraisal,

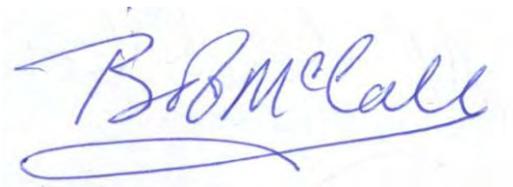
As Is Market Value	
Indicated Value per Square Foot:	\$1.60
Subject Size:	58,370.000
Indicated Value:	\$93,392
Rounded:	\$93,500
Ninety Three Thousand Five Hundred Dollars	

Certification Statement

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective future interest in the property that is the subject of this report, and have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- No one provided significant real property appraisal assistance to the person(s) signing this certification.
- I certify sufficient competence to appraise this property through education and experience, in addition to the internal resources of the appraisal firm.
- The appraiser has not performed any prior services regarding the subject within the previous three years of the appraisal date.
- Bob McCall has made an inspection of the subject property.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Bob McCall, has completed the continuing education program of the Appraisal Institute.

A handwritten signature in blue ink that reads "Bob McCall". The signature is fluid and cursive, with a long horizontal flourish underneath the name.

Bob McCall, SRA
FL-RZ2061

Addenda

Qualifications

BOB MCCALL

WORK HISTORY

- McCall Appraisal Company LLC May 07-Present
- *United States Department of Agriculture (Rural Development)*
 - Chief Appraiser, Florida 2005-2007
- McCall Appraisals Inc. (Owner) 1995-2005
- *United States Department of Agriculture (Rural Economic Development)*
 - *Staff Appraiser Southern half of Florida* 1994-1995
- *United States Department of Agriculture (Farms Home Administration)*
 - District 3 Appraiser 1990-1994

PROFESSIONAL ORGANIZATIONS/DEIGNATION

- SRA Appraisal Institute
- NEBB Institute CMEA (Certified Machinery & Equipment Appraisers)

EDUCATION

FORMAL EDUCATION

- Florida State University/Bachelor of Science 1979-81
- Central Florida Community College/Associate of Arts 1977-78
- University of Florida 1975-76

PROFESSIONAL & TECHNICAL COURSE SATISFACTORILY COMPLETED

- Advanced Residential Report Writing, Part II
 - Appraisal Institute (2010)
- Advanced Residential Application & Cash Studies, Part I
 - Appraisal Institute (2010)
- Real Estate Finance, Statistics, and Valuation Modeling
 - Appraisal Institute (2010)
- Residential Market Analysis and Highest and Best Use
 - Appraisal Institute (2010)
- Residential Site Valuation and Cost Approach
 - Appraisal Institute (2010)
- Residential Sales Comparison and Income Approach
 - Appraisal Institute (2010)
- Residential Report Writing and Case Study
 - Appraisal Institute (2010)
- General Market Analysis & Highest and Best Use
 - Appraisal Institute (2009)
- Appraising Historical Preservation Easements

- Appraisal Institute (2009)
- Advanced Sale and Cost Approach
 - Appraisal Institute (2008)
- Advanced Income Capitalization
 - Appraisal Institute (2008)
- **Apartment Appraisal**
 - Appraisal Institute (2006)
- Real Estate Appraisal Principles
 - American Institute of Real Estate Appraiser
- Residential Valuation
 - American Institute of Real Estate Appraiser
- Fundamentals of Rural Appraisal
 - American Society of Farm Managers and Rural Appraiser (ASFMRA)
- Principles of Rural Appraisal
 - ASFMRA
- Advanced Rural Appraisal
 - ASFMRA
- Report Writing
 - ASFMRA
- Standards of Professional Practice
 - Appraisal Institute
- Capitalization Theory and Technique
 - ASFMRA

APPRAISAL SEMINARS AND CLINICS

- Appraising Convenience Store
 - Appraisal Institute (2012)
- Small Hotel/Motel Valuation
 - Appraisal Institute (2011)
- The Discount Cash Flow Model: Concepts, Issues, and Application
 - Appraisal Institute (2011)
- Uniform Appraisal Standard for Federal Land Acquisition: Practical Applications (“Yellow Book” Seminar)
 - Appraisal Institute (2011)
- Whatever Happened to Quality Assurance in Residential Appraisals: Avoiding Risky Appraisals and Risk Loans
 - Appraisal Institute (2011)
- The Discount Cash Flow Model: Concepts, Issue and Application
 - Appraisal Institute (2011)
- Reviewing Residential Appraisal Report
 - Appraisal Institute
- Forecasting Review
 - Appraisal Institute
- Single Family Fraud Awareness
 - Appraisal Institute
- FHA Appraisals Course
 - Appraisal Institute
- Marshall and Swift Valuation
 - Marshall and Swift
- Regression Analysis: The Appraisal Approach of the Future

- McKissock
- Appraising 2-4 Family Residential Properties
 - Central Florida Community College
- Appraising for the Secondary Market
 - McKissock
- Appraising High Value Residential Properties
 - Central Florida Community College
- Environmental Issues Affecting
 - Law Engineering and Environmental Property Transaction
- Introduction to Environmental Considerations for Appraisers
 - Law Engineering and Environmental Property Transaction
- Environmental Site Assessment
 - Law Engineering and Environmental Property Transaction
- Limited Appraisal in the Scope of Work Decision
 - McKissock
- Advanced Appraisal Review
 - ASFMRA
- Issues in Apartment Appraisal
 - Central Florida Community College
- Appraiser Liability
 - McKissock
- Appraising the Oddball: Non conforming and Difficult Properties
 - McKissock

BRIEF CLIENT LIST

Lending Institution

- | | |
|----------------------------|----------------------------|
| ○ BB&T | Capital City Bank |
| ○ Community Bank and Trust | Farm Credit of Florida |
| ○ Fifth Third Bank | First Avenue National Bank |
| ○ Gateway Bank | M & S Bank |
| ○ Wachovia Iberia Bank | TD Bank |
| ○ Center State Bank | |

Governmental

- Federal Deposit Insurance Corporation
- City of Ocala
- Sumter County
- City of Wildwood
- United State Department of Agriculture (Rural Development)

Expert Witness

- County Court, Marion County Florida

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AC#685132

STATE OF FLORIDA

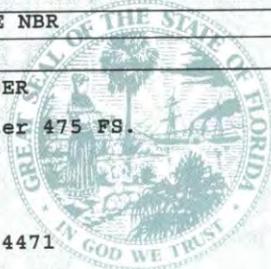
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L12112801070

DATE	BATCH NUMBER	LICENSE NBR
11/28/2012	120225403	RZ2061

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2014

MC CALL, ROBERT F
1505 SE FORT KING STREET
OCALA FL 34471



RICK SCOTT
GOVERNOR

DISPLAY AS REQUIRED BY LAW

KEN LAWSON
SECRETARY

CONTRACT FOR SALE AND PURCHASE OF PROPERTY

PARTIES: Arlen D. Ashley, Jr., Trustee, ("Seller"), of _____, and the City of Wildwood, a municipal corporation, of 100 North Main Street, Wildwood, FL 34785, ("Buyer") hereby agree that the Sellers shall sell the Buyer shall buy the following real property ("Real Property") upon the following terms and conditions which INCLUDE any addendum to this instrument.

I. DESCRIPTION:

(a) Legal description of Real Property located in Sumter County, Florida:

COMMENCE AT THE NE CORNER OF NW 1/4 OF SE 1/4
RUN S 532.67 FT N 78 DEG 13 MIN 13 SEC W 7.21 FEET
TO W R/W ROYAL RD & POB CONT N 78 DEG 13 MIN 13
SEC W 200 FT S 298.46 FT S 78 DEG 13 MIN 13 SEC E 200
FT N TO POB.

(b) Street address, city, zip, of the Property is:

NW Corner SR 44/CR 231, Wildwood, Sumter County, Florida.

II. PURCHASE PRICE: \$93,500.00.

Payment in full at closing (U.S. cash, LOCALLY DRAWN certified or cashier's check) subject to adjustments and proration, non-refundable and refundable deposits.

III. TIME FOR ACCEPTANCE; EFFECTIVE DATE: The date of this Contract ("Effective Date") will be the date when the last one of the Buyer and the Seller has signed this offer.

IV. TITLE EVIDENCE: This contract is contingent upon Seller providing Buyer with a clear title to the property. At least thirty (30) days after the contract date, Seller shall, at Buyers' expense, deliver to Buyer or Buyer's attorney, in accordance with Standard A title insurance commitment. Buyer shall pay documentary stamps on the deed and recording corrective instruments.

V. CLOSING DATE: This transaction shall be closed and the deed and other closing papers delivered as soon as possible after execution of this Contract.

VI. RESTRICTIONS; EASEMENTS; LIMITATIONS; DISCLOSURES:

Buyer shall take title subject to: zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record (easements are to be located contiguous to Real Property lines and not more than fifteen (15) feet in width as to the rear or front lines and ten (10) feet in width as to the side lines, unless otherwise specified herein; taxes for year of closing and subsequent years; assumed mortgages and purchase money mortgages, if any other: none; provided, that

there exists at closing no violation of the foregoing and none of them prevents use of Real Property for warehousing/industrial purpose(s).

VII. OCCUPANCY: Seller warrants that there are no parties in occupancy other than Seller. Seller agrees to deliver occupancy of Property at time of closing unless otherwise stated herein. If occupancy is to be delivered before closing, Buyer assumes all risk of loss to Property from date of occupancy, shall be responsible and liable for maintenance from that date, and shall be deemed to have accepted Property in their existing condition as of time of taking occupancy unless otherwise stated herein or in a separate writing.

VIII. SURVEY: Buyer, at Buyer's expense may have Real Property surveyed and certified by a registered Florida surveyor. If survey shows encroachment of Real Property or that improvements located on Real Property encroach on setback lines, easements, lands of other, or violate any restrictions, Contract covenants or applicable governmental regulation, the same shall constitute a title defect.

IX. PLACE OF CLOSING: Closing shall be held in Wildwood, Sumter County or such other place agreed upon by the parties and may be accomplished through the mail.

X. TIME: Time is of the essence of the Contact. Time periods herein of less than six (6) days shall in the computation exclude Saturdays. Sundays and state or national legal holidays, and any time period provided for herein which shall end on Saturday, Sunday or legal holiday shall extend to 5:00 p.m. of the next business days.

XI. DOCUMENTS FOR CLOSING: Buyer shall furnish the closing documents.

XII. EXPENSES: Buyer shall pay Documentary stamps on the deed and recording corrective instruments. Buyer shall pay all closing costs.

XIII. PRORATION; CREDITS: Taxes, assessments, rent, interest, insurance and other expenses and revenue of Property shall be prorated through day before closing. Cash at closing shall be increased or decreased as may be required by prorations. Prorations will be made through day prior to occupancy if occupancy occurs before closing. If closing occurs at a date when the current year's millage is not fixed, and current year's assessment is available, taxes will be prorated based upon such assessments and the prior year's millage. If current year's assessment is not available, then taxes will be prorated on the prior year's tax. If there are completed improvements on Real Property by January 1st of the year of closing which improvements were not in existence on January 1st of the prior year then taxes shall be prorated based upon the prior year's millage and at an equitable assessment to be agreed upon between the parties, failing which, request will be made to the County Property Appraiser for an informal assessment taking into consideration available exemptions. Any tax proration based on an estimate may, at request of either Buyer or Seller, be subsequently readjusted upon receipt of tax bill on condition that a statement to that effect is in the closing statement.

XIV. SPECIAL ASSESSMENT LIENS: Certified, confirmed and ratified special assessment liens as of date of closing (and not as of Effective Date) are to be paid by

Seller. Pending liens as of date of closing shall be assumed by Buyer. If the improvement has been substantially completed as of Effective Date, such pending lien shall be considered as certified, confirmed or ratified and Seller shall, at closing, be charged an amount equal to the last estimate of assessment for the improvement by the public body.

XV. ATTORNEY FEES; COSTS: In any litigation arising out of this Contract, the prevailing party shall be entitled to recover reasonable attorney's fees and cost.

XVI. CONTRACT NOT RECORDABLE PERSONS BOUND; NOTICE: Neither this contract nor any notice of it shall be recorded in any public records. This contract shall bind and inure to the benefit of the parties and their successors in interest, whenever the context permits, singular shall include plural and one gender shall include all. Notice given by or to the attorney for any party shall be as effective as if given by or to that party.

XVII. OTHER AGREEMENTS: No prior or present agreements or representations shall be binding upon Buyer or Seller unless included in this Contract. No modification or change in this Contract shall be valid or binding upon the parties unless in writing and executed by the party or parties intended to be bound by it.

XVIII. TYPEWRITTEN OR HANDWRITTEN PROVISIONS: Typewritten or handwritten provisions shall control all printed provisions of Contract in conflict with them.

XIV. CONTINGENCIES: This contract is contingent upon the following:

1. Positive test well results. Seller shall give access to the Buyer to drill a test well on the property. This may result in some clearing of the property which Buyer will keep at the minimum to put test well in place. This contract shall be voidable by Buyer if the well test does not indicate that Buyer may use the property for public well purposes.

2. Buyer may also choose to conduct an environmental survey. If the environmental survey indicates any problem which would impact the Buyer's ability to use the property as a public well site, the contract will be voidable by Buyer.

~~~~~  
**THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT.  
IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE  
OF AN ATTORNEY PRIOR TO SIGNING.**  
~~~~~

CITY OF WILDWOOD, FLORIDA

By: _____
Ed Wolf, Mayor

Date

SEAL

ATTEST: _____
Joseph Jacobs, Clerk

WITNESSES:

(Signature)

Arlen D. Ashley, Jr., Trustee

(Print or Type Witness Name)

C:\Documents and Settings\User\My Documents\AAA-LISA DOCS\COW-LAP\Ashley Property Purchase\Sales Contract.wpd

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Goodwill Donation Trailers

REQUESTED ACTION: Consideration of Modifying Sec. 12-96 of the Wildwood Code of Ordinances

Work Session (Report Only) **DATE OF MEETING:** 9/10/13
 Regular Meeting Special Meeting

CONTRACT: N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: _____

BUDGET IMPACT: _____

Annual **FUNDING SOURCE:** _____
 Capital **EXPENDITURE ACCOUNT:** _____
 N/A

HISTORY/FACTS/ISSUES:

The Development Services Department has been coordinating with representatives from Goodwill in regards to the placement of donation trailers within the City. Under current City Code, the donation trailers would require a Special Exception and are regulated under Section 12-96 concerning the parking of semi-trucks and semi-trailers. A Special Exception may be granted in areas zoned Agricultural or Industrial and shall not be granted in areas zoned residential or commercial. Additional criteria are required in order for the Special Exception to be granted.

Goodwill is seeking to place the trailers in the Sparr Building and Farm Supply parking lot and at C&K Country Kitchen. Sparr is zoned Industrial. C&K is in the process of annexing into the City and is zoned commercial. Neither location could meet the full list of criteria for a Special Exception.

DSD is open to modifying Section 12-96 of the Code to allow the proposed donation trailers should the Commission move to do so. It is the opinion of the DSD the Code is outdated and should be modified.



Jason McHugh
Development Services Coordinator



RECEIVED

AUG 26 2013

**CITY OF WILDWOOD
Development Services Dept.**

August 20, 2013

To: The Wildwood City Commission

Re: Goodwill Donation Trailers

We would like to place two trailers in the jurisdiction of the City of Wildwood to collect donations. Here are the locations:

C&K Country Kitchen, 11707 US Hwy 301 at the Southeast corner of 301 and 466 in Oxford.

Sparr Building and Farm Supply at 6000 Signature Drive in Wildwood.

Enclosed are pictures of the locations and our trailers.

Our trailers are not over the road semis. They are just 32' long. An attendant collects donations from 8am-6pm Monday-Saturday and shorter hours on Sunday. He is a Goodwill ambassador who gives out receipts and information about Goodwill. He sorts the donations which are picked up daily or as needed. He makes sure that the area around the trailer is free from trash or debris. Large furniture is not collected at the trailers. Typically we have a chair and umbrella outside the trailer while it is manned. All of the donations are inside.

Last year Goodwill-Suncoast helped over 60,000 people. We helped almost 10,000 find jobs in a tough market. We provide jobs, training and transportation to hundreds of people with disabilities. More than 88% of all money coming in to Goodwill goes back out in services to the community. In Ocala we provide an Adult Day Training Program and Supported Employment. The donations that are received are sold in our 15 retail stores. We are planning to open a new one near The Villages within 5 years. Donation trailers and bins raise our profile in the community and provide employment as well as collect good donations. That is the reason we have good graphics on the trailers. We need your help to further our mission in your community.

Sincerely,



William OConnor

Donation Development

Good for Your
Business.
Good for the
Community.

We need you!

By reselling donated items, Goodwill supports programs that help people who are disabled, unemployed or elderly achieve their full potential.

Last year, thanks to donations from our community, Goodwill-Suncoast

- Provided job training and employment services to thousands of people with disabilities or other disadvantages.
- Made affordable housing available to hundreds of people who are disabled or elderly.

*We need your help
to make this happen.*



To learn more about hosting a donation site or a donation drive, please call the Donations Department toll free at 1-888-279-1988, ext. 1440, or e-mail donations.department@goodwill-suncoast.com



Good World.

10596 Gandy Blvd. ■ St. Petersburg, FL 33702
727-523-1512 ■ Toll free 888-279-1988
www.goodwill-suncoast.org

Your support changes lives.

**Help change lives
by hosting a
Goodwill donation site!**



Good World.



Donation centers come in different sizes, to meet your needs.

A Goodwill
donation center
will increase traffic
to your location!

Customers support
generous merchants!
Hosting a donation site
demonstrates your
charitable intent to the
community.

When you host a
Goodwill donation
site, you help people
who are disabled or
disadvantaged get jobs
and succeed.



Attractive Goodwill donation bins take
up less than one parking space
(Less than 5 ft. x 5 ft.)



Attended donation trailer
(Available in 32 ft., shown, or 16 ft.)

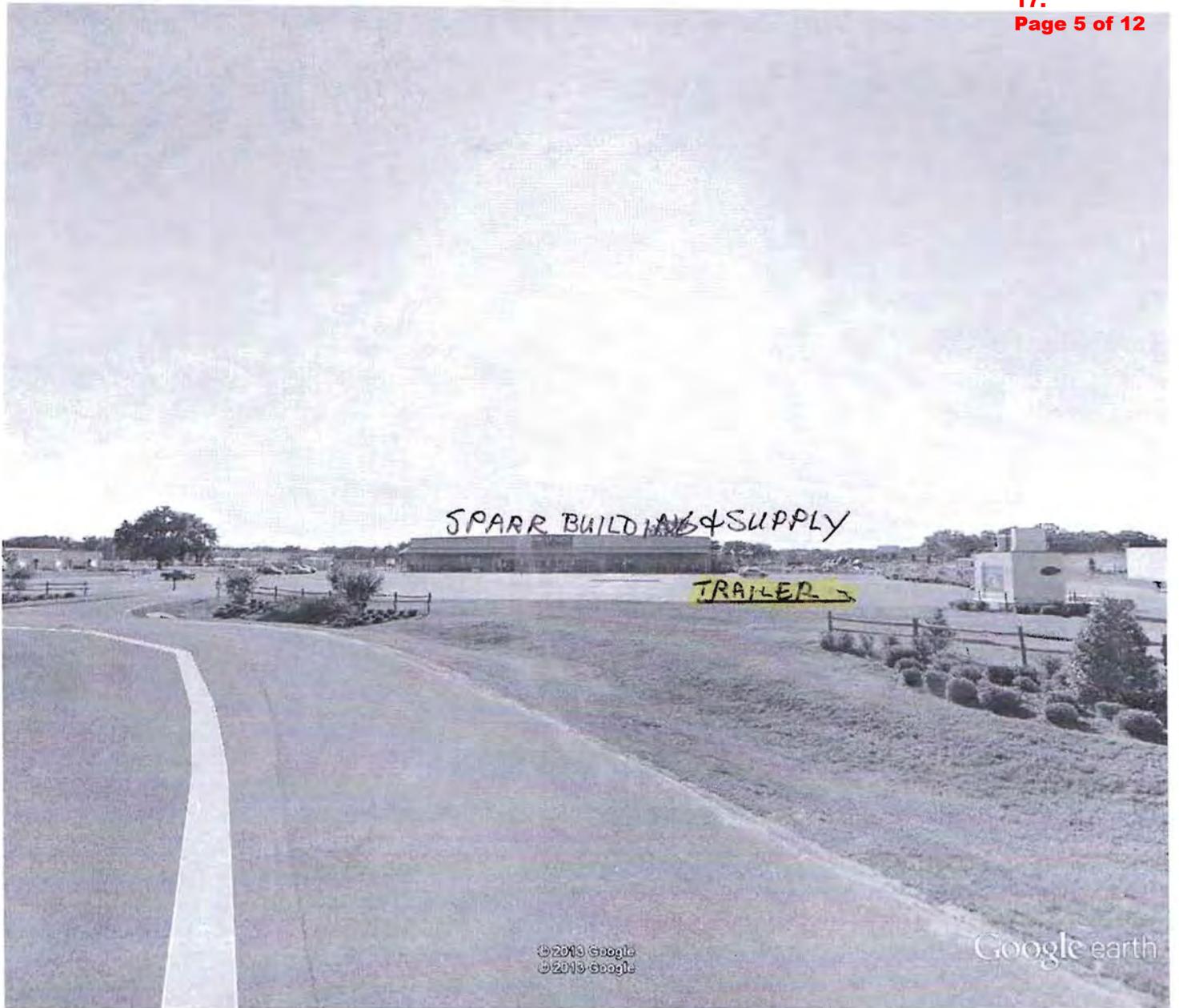


Host a donation drive

A donation drive at your business gives your
staff or patrons a convenient way to repurpose
their unwanted items for a great cause!

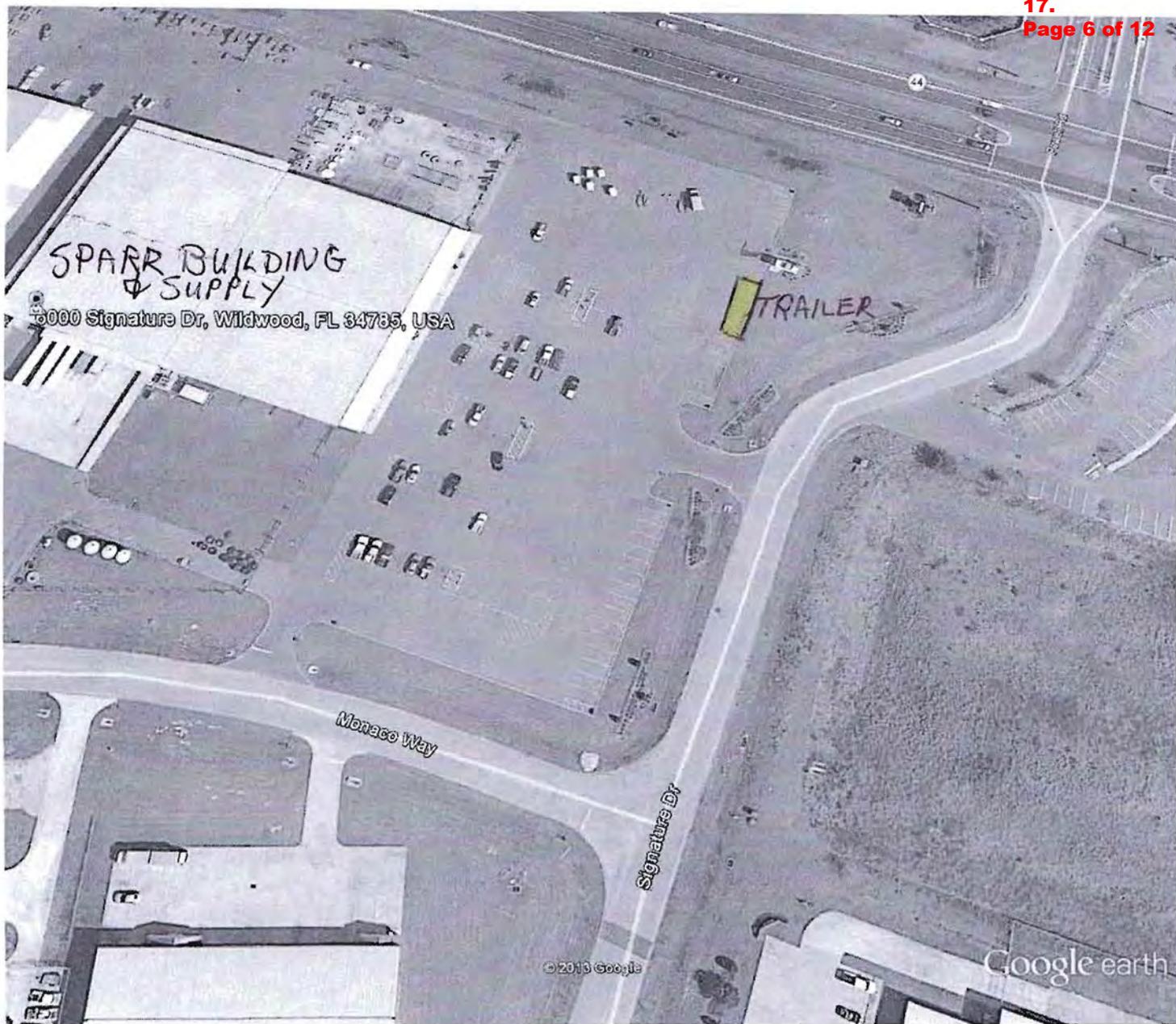
We can place a donation cart in your lobby, a
donation bin in a parking space or a donation
trailer on your grounds. You tell us your
preference.

For more information about
hosting a donation site or a donation drive,
please call the Donations Department
toll free at 1-888-279-1988, ext. 1440,
or e-mail donations.department@goodwill-suncoast.com



Google earth

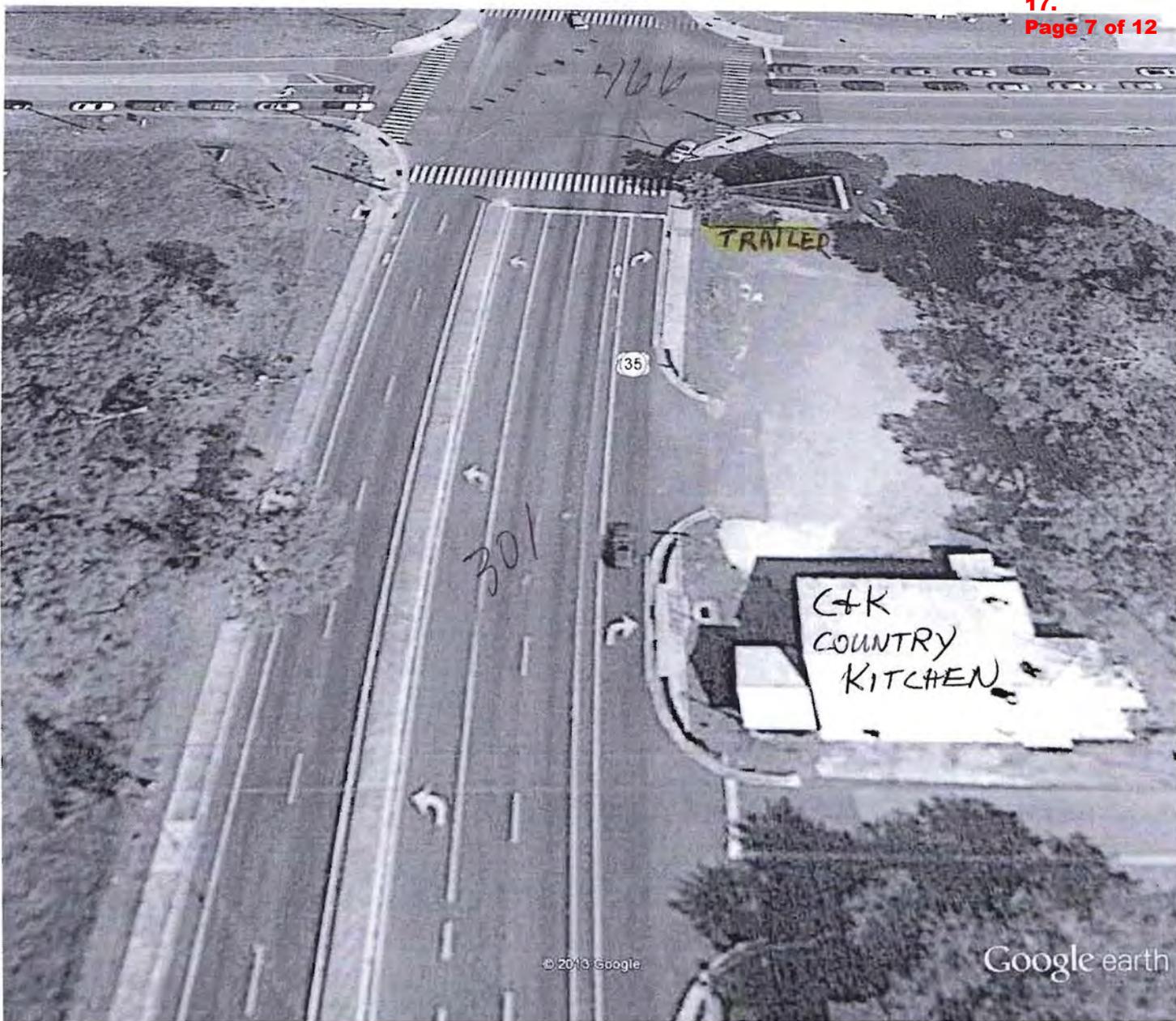




Google earth

feet
meters





Google earth



therein for the purpose of and while actually engaged in loading or unloading passengers when such stopping does not interfere with any bus or taxicab waiting to enter or about to enter such zone.

(Code 1959, § 22-68)

Sec. 12-94. Moving cars from parked positions.

Cars parked shall move out in the direction headed, or if they are parked at an angle with the curb they shall back out on that angle until they have cleared the other cars and shall proceed in the direction they are most nearly headed in.

(Code 1959, § 22-71)

Sec. 12-95. Authority to impound illegally parked vehicles.

The chief of police or any police officer of the city is hereby authorized to take up, or cause to be taken up or removed to a place designated, any vehicle parked in violation of any of the provisions of the parking ordinances and is authorized and empowered to keep same in such place so designated until all fines and charges assessed for moving and storage against the owner and the car have been paid or satisfactory bond arranged.

(Code 1959, § 22-72)

Sec. 12-96. Parking of semi trucks and semi trailers.

(a) *Purpose.* The purpose of this section is to regulate the parking of semi trucks and semi trailers anywhere within the city limits, including any parking upon streets, public property, and private property.

(b) *Definitions.* The following terms shall be defined for purposes of this section as follows:

Aggregate parking of semi trucks shall mean parking of more than one semi truck on real property owned by one or more property owners.

Aggregate parking of semi trailers shall mean parking of one or more semi trailers on real property owned by one or more property owners.

Property owner shall mean the owner of real property.

Semi trailer shall mean a trailer without motor power with a set or sets of wheels and/or axles at the rear only, designed to be supported by a truck, tractor, or towing vehicle.

Semi truck shall mean any heavy automotive vehicle with a manufacturer's gross vehicle weight rating of 10,000 pounds or more, used for transporting loads of any kind, including, but not limited to, gravel trucks, dump trucks, log trucks, all trucks, tractors, or automotive towing vehicles that tow semi trailers.

Semi truck driver shall mean the person driving a semi truck, whether or not he or she is the owner of the semi truck.

Semi truck owner shall mean the person who is the owner of a semi truck and/or semi trailer.

(c) *Parking of semi trucks and semi trailers on private property.* Parking of semi trucks and semi trailers on private property is prohibited in the city unless the property is zoned to allow such parking, a special exception has been granted allowing such parking, or as otherwise indicated in this section.

(d) *Aggregate parking of semi trucks and semi trailers on private property; enforcement against property owners.*

- (1) A property owner shall not allow aggregate parking of semi trucks or aggregate parking of semi trailers upon real property owned by that property owner in any zoning category in the city unless that property owner has obtained a special exception, which specifically allows aggregate parking of semi trucks upon his, her, or its property.
- (2) Aggregate parking includes parking of more than one semi truck, more than one semi trailer, or any combination thereof.
- (3) Enforcement against property owners who allow aggregate parking of semi trucks or semi trailers upon property owned by that property owner shall be as indicated in subsection (j) of this section.

(e) *Parking of semi trucks and semi trailers upon public streets and other public property.*

- (1) Semi trucks shall not be parked upon public streets or any other public property in any zoning district in the city, except for purposes of pick-up or delivery. Semi trucks may be parked for up to 30 minutes for pick-up or delivery in all circumstances except where the pick-up or delivery involves complete relocation of the contents of a building such as when a person, family, or entity is relocating to a new home or office.
- (2) When a person is relocating the contents of a building, pick-up or delivery by a semi truck may continue for up to eight hours.
- (3) Semi trailers not connected to semi trucks shall not be parked on public streets or other publicly-owned property for any purpose in any zoning category within the city without a special exception specifically allowing for parking of semi trailers.
- (4) Enforcement against semi truck drivers and semi truck owners shall be in accordance with subsection (k) of this section.

(f) *Parking of single semi trucks and semi trailers upon private property.* No owner of private property may allow parking of a single semi truck or semi trailer on private property in any zoning category in the city which does not specifically provide for parking of semi trucks or semi trailers without obtaining a special exception for parking of a single semi truck or semi trailer.

- (1) It may be permissible for the owner of real property to park a semi truck or semi trailer upon his or her property only in certain zoning categories within the city. If real property is located in a zoning category where parking of semi trucks or semi trailers is not permissible, this section shall not be construed to provide the basis for parking of semi trucks or semi trailers.

MOTOR VEHICLES AND TRAFFIC

§ 12-96

- (2) Semi trucks may be parked for up to 30 minutes for pick-up or delivery in all circumstances except where the pick-up or delivery involves complete relocation of the contents of a building such as when a person, family, or entity is relocating to a new home or office.
- (3) When a person is relocating the contents of a building, pick-up or delivery may continue for up to eight hours.
- (4) Semi trailers may not be parked upon private property without a special exception specifically allowing for parking of a semi trailer or trailers.
- (5) Enforcement of this provision against property owners shall be in accordance with subsection (j) of this section.

(g) *Special exception for parking.* If any property owner desires to utilize real property for the purpose of aggregate parking of semi trucks or semi trailers or single semi trucks or semi trailers for periods of time longer than those allowed for pick up or delivery, then that property owner shall obtain a special exception from the city prior to allowing parking of semi trucks upon his or her property.

(h) *Requirements for special exception.*

- (1) Aggregate parking. Upon receipt of an application for a special exception to allow the use of property for aggregate parking of semi trucks upon property, the community development department shall require that the applicant provide information concerning the number of trucks expected, the length of time the trucks will be expected to remain on the property, the hours at which the trucks may be driven to and from the property, the hours which the trucks may be required to remain powered so that they produce noise and/or fumes, and such other information as the community development department determines appropriate for a determination as to whether or not the property could appropriately be used for aggregate parking of semi trucks. A special exception for aggregate semi truck or semi trailer parking may be granted only in areas zoned agricultural or industrial. There shall be no special exceptions granted for aggregate parking of semi trucks or semi trailers in any areas zoned commercial or residential or anything other than industrial or agricultural. Review for determination of whether or not a special exception should be granted shall include review by the community development department and the city engineer. In order to be qualified to be granted a special exception, the following requirements must be met:
 - a. The area where aggregate semi parking is to occur must be a paved area;
 - b. Environmental issues must be addressed by the property owner;
 - c. There must be a buffer zone between the area where parking is to occur and other properties;
 - d. There must be fencing or shrubs which meet the requirements of the engineer and the community development department;

- e. There must be a summary of the method by which oil and water separation shall occur and be contained on the property;
- f. There must be an oil and water separator located on the property;
- g. There must be a traffic, environmental, and other issues approved by the engineer.

The applicant must pay for all application costs, engineering costs, any studies required by the engineer, any advertising costs, along with an application fee.

- (2) Parking a single semi truck or semi trailer. The same factors as are used in consideration of a special exception for aggregate parking shall be considered in determining whether or not to issue a special exception for parking a single semi truck or trailer, but the lesser impact of parking a single vehicle shall also be considered.
- (3) A special exception shall not be issued allowing aggregate or single parking of semi trucks or semi trailers unless it is determined that the activity will not negatively impact neighboring properties and/or the environment; will not negatively impact traffic patterns in the city; will not create a nuisance in the city; and will not cause negative impact on the surrounding area.

(i) *Appeals to special exception.* Any appeal of the decision of the board of adjustment with regard to the issuance of a special exception shall be filed in compliance with the city land development regulations.

(j) *Enforcement procedures against property owners.*

- (1) Enforcement by the community development department for violation of this section by property owners shall be as in any code enforcement action. All provisions in the city's ordinances and statutes related to code enforcement shall apply. Fines shall be determined in the same manner as in any code enforcement action.
- (2) In any code enforcement action brought against a property owner who has had in place and in use in a semi truck trailer on property owned prior to October 8, 2001, and used as part of a business, a period of six months from the date of the notice of violation shall be provided for the removal of such semi truck trailer.
- (3) One extension of no more than 90 days shall be allowed upon a written request being submitted to the community development department.

(k) *Enforcement procedures against semi truck and semi trailer owners and drivers.*

- (1) Failure to park semi trucks or semi trailers in compliance with this section may result in enforcement against either or both the semi truck or semi trailer owner and driver:
- (2) Enforcement shall be by any city code enforcement officer or city police officer.
- (3) A police officer may take up, or cause to be taken up or removed to a place designated, any semi truck or semi trailer parked in violation of any of the provisions of the parking ordinances of the city, including this section, and is authorized and empowered to keep same in such place so designated until all fines and charges assessed for

MOTOR VEHICLES AND TRAFFIC

§ 12-116

moving and storage against the owner and the semi truck or semi trailer have been paid or satisfactory bond arranged. If a police officer is required, in order to enforce the ordinances of the city to impound an illegally parked semi truck or semi trailer, all costs of impoundment shall be paid by the semi truck owner and/or semi truck driver before the vehicle is released to any person.

- (4) Any person, firm, or corporation violating any provision of this section shall be fined according to a schedule set by separate resolution.

(Ord. No. 388, §§ 1—11, 10-8-01; Ord. No. 395, § 1, 4-8-02)

Editor's note—Ord. No. 388, § 12, adopted Oct. 8, 2001, provided that the provisions of Ord. No. 388, §§ 1—11, supersede Ord. No. 346, adopted Aug. 8, 1999; Ord. No. 382, adopted June 25, 2001, and §§ 12-96—12-98 of the Code. Former §§ 12-96—12-98 pertained to similar subject matter and derived from Ord. No. 245, § 1, adopted Dec. 28, 1992.

Secs. 12-97—12-110. Reserved.

ARTICLE V. BICYCLES*

Sec. 12-111. Effect of article.

(a) The parent of any child and the guardian of any ward shall not authorize or knowingly permit any such child or ward to violate any of the provisions of this article.

(b) These regulations applicable to bicycles shall apply whenever a bicycle is operated upon any street or upon any public path set aside for the exclusive use of bicycles, subject to those exceptions stated herein.

(Code 1959, § 8-2)

Secs. 12-112—12-114. Reserved.

Sec. 12-115. Riding bicycles on sidewalks in business districts.

No person shall use any sidewalks in the business districts of the city for riding thereon with bicycles.

(Code 1959, § 8-10)

Cross reference—Zoning, App. C.

Sec. 12-116. Sirens and whistles on bicycles.

It shall be unlawful for any person to operate any bicycle in the city that is equipped with any siren or whistle, nor shall any person in the city use such siren or whistle upon such bicycle.

(Code 1959, § 8-12)

***State law references**—Stopping, standing or parking, F.S. § 316.194 et seq.; local regulation of bicycle operation, F.S. § 316.008(1)(h).

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Electronic signage for wildwood community center

REQUESTED ACTION: Commission Approval

Work Session (Report Only)

Regular Meeting

DATE OF MEETING:

9/10/2013

Special Meeting

CONTRACT: N/A

Effective Date: _____

Managing Division / Dept: _____

Vendor/Entity: _____

Termination Date: _____

BUDGET IMPACT: N/A

Annual

Capital

N/A

FUNDING SOURCE: _____

EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

Mayor and Commission,

Upon direction from the Commission I have received a proposal and sketch of an electronic sign for the Wildwood Community Center. The proposal was submitted by MID-FLORIDA Signs & Graphics, the same company who constructed the electronic marquee in front of City Hall. The proposal is in the amount of \$25,825.00 for a 9'-0" x 10'-3" non-illuminated double sided monument sign with a 2'-5" x 6'-3" double sided monochrome RED electronic message center (as shown in attachment).

If this proposal meets the desired specifications for an electronic sign to be constructed at the Wildwood Community Center, I will submit two additional proposals for review.

Jenny Hudson

Parks & Recreation Coordinator



3602 Parkway Boulevard Suite 2 Leesburg, Florida 34748
 OFFICE 352.787.3882 FAX 352.787.9427
 www.midflsigns.com
 FL ES12000754

PROPOSAL

August 18, 2013

Jenny Hudson
 City of Wildwood
 100 N. Main Street
 Wildwood, FL 34785

PROJECT: WILDWOOD COMMUNITY CENTER – WILDWOOD, FLORIDA

Sign Design of Florida, Inc. dba/ Mid-Florida Signs & Graphics proposes to perform the work listed below for the total price of TWENTY-FIVE EIGHT HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$25,825.00):

- A. FURNISH AND INSTALL (QTY. 1) (9'-0" x 10'-3" overall size) non-illuminated double-sided monument sign with (2'-5" x 6'-3") double-sided monochrome RED electronic message center (EMC) (as shown per drawing). EMC to be 19mm pitch WatchFire with (32 x 96) full matrix. Communication to be wireless RF with all software and training included. Signage to be fabricated of aluminum, finished with stucco. Letters to injection-molded CAB acrylic. Monument base to be faux-finished stucco to represent brick.

TERMS: 50% DEPOSIT; Balance Due UPON COMPLETION. Permitting/Engineering INCLUDED.

** WARRANTY: FIVE (5) YEARS Materials/Parts on Electronic Message Center, ONE (1) YEAR on Monument Sign Materials. ONE (1) YEAR on all Workmanship and Labor.

*** Electrical service to sign location assumed by others. MFS&G to terminate electrical at sign.

Mid-Florida Signs & Graphics is a full-service electrical and architectural sign company providing service around Central Florida. We are a UL-listed company, and perform all work in accordance with the 2004 FBC with revisions and supplements and to the NEC (2008 ed.).

Thank you for the opportunity to present this proposal. We look forward to working with you in the near future.



Signed Tim Wainscott

Tim Wainscott
 Sign Design of Florida, Inc. dba/ Mid-Florida Signs & Graphics

Date _____

Accepted _____

Name _____

Date _____



SIGNS DESIGNED AND INSTALLED TO MEET THE 2010 FLORIDA BUILDING CODE, AND TO UL STANDARDS FOR SAFETY IN ACCORDANCE WITH THE NEC.

This design is property of MID FLORIDA SIGNS & GRAPHICS and is submitted for your exclusive review under the agreement that the content herein will not be reproduced, copied, lent or shown to any other contractor or put to any other use without express written consent.

CUSTOMER	LOCATION	DRAWN BY	DATE
CITY OF WILDWOOD	WILDWOOD, FL	DMH	08.14.2013

MID-FLORIDA SIGNS & GRAPHICS
 3602 Parkway Blvd. ■ Leesburg, FL 34748
 352-787-3882 ■ 352-787-9427 (FAX)